

SOURCE: Hunsaker & Associates, Land Use Plan, Movida Desert Dunes, Specific Plan (SP00336A1) March 2016

Land Use Plan

FIGURE

INTRODUCTION

On October 31, 2006, the County of Riverside certified an Environmental Impact Report (Final EIR) that included a residential component of 2,250 single-family units and an approximately 30,000-square-foot private recreational facility. The remaining components consisted of a 6-million-gallon reservoir to the east of the Specific Plan area and a lift station along with a 9.5-mile sewer extension to the south.

In May 2007, the County of Riverside considered an Addendum (2007 Addendum) to the Final EIR for the Desert Dunes Specific Plan that analyzed the environmental impacts associated with the approval of Tentative Tract Map No. 31879, which provided for the subdivision of 98.8 acres into 386 residential lots and related common-area lots.

In December 2012, the County of Riverside considered a second Addendum (2012 Addendum) to the Final EIR for the Desert Dunes Specific Plan that analyzed the environmental impacts associated with several remaining approvals required to implement the Specific Plan. These remaining approvals included (1) a Plot Plan Amendment to the Desert Dunes Golf Course (PP09967R1), which accommodates the proposed residential development; (2) approval of Tentative Tract Map No. 34522, which provided for the subdivision 165.6 acres of the southern portion of the Specific Plan area into 437 single-family lots; (3) approval of Tentative Tract Map No. 34553, which provided for the subdivision of 207.6 acres of the northeastern portion of the Specific Plan area into 896 single-family lots; (4) a change of zone (CZ07715), which reconfigured the Specific Plan zone designation from the existing record property lines to the ultimate proposed development boundary; and (5) approval of the Substantial Conformance Specific Plan (SP00336S1), which reconfigured the maximum dwelling-unit counts for the proposed Planning Areas and incorporated the current alignment of the off-site sewer extension to the south and the current location of the sewer lift station.

This document is a third Addendum (2015 Project) to the Final EIR for the Movida Desert Dunes Specific Plan. This Addendum assesses the environmental impacts associated with the addition of the existing golf course to the Specific Plan Area and the development of single-family homes on the northern portion of the site, as well as the development of resort residential uses and a small boutique hotel, containing up to 50 rooms, along the southern portion of the existing golf course. The amendment will also revert the approved density back to the EIR/CEQA-analyzed 2,250 units and will remove the active-adult (55+) age-restriction component from the project.

Under Section 15164 of the State CEQA Guidelines, when an EIR has been prepared and certified, and new information becomes available, it is appropriate to prepare an Addendum to the EIR when only minor technical additions or changes to an EIR are required. The changes to the EIR are considered minor if the new information being addressed does not result in the identification of any new significant impacts or a substantial increase in the severity of significant impacts identified in the EIR.

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COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA42744

Project Case Type(s) and Number(s): SP00336A1, CZ7899, GPA1164 **Lead Agency Name:** County of Riverside Planning Department **Address:** 4080 Lemon Street, 9th Floor, Riverside, California, 92502

Contact Person: Matt Straite, Planner Telephone Number: (951) 955-8631 Applicant's Name: VLP Capital, Inc.

Applicant's Address: 36953 Cook Street, Suite 103, Palm Desert, California, 92211

I. PROJECT INFORMATION

Project Description:

The Movida Desert Dunes Specific Plan Project (Desert Dunes) is a planned residential resort community located at 19300 Palm Drive, Desert Hot Springs, California 92240. Desert Dunes is bounded by 18th Avenue on the north, 20th Avenue on the south, Bubbling Wells Road on the east and Palm Drive on the west, and also includes 25 acres located on the south side of 20th Avenue.

Desert Dunes contains an existing 18-hole golf course developed on approximately 174 acres in 1989. The County of Riverside adopted the Desert Dunes Specific Plan in 2006 to guide the development of a residential community on approximately 471.9 acres of land around the existing 177.7-acre championship golf course, for a total gross area of approximately 649.6 acres. The adopted Specific Plan allows development of up to 1,850 residential units on this portion of the Project site. The portion of the site containing the existing golf course is currently designated Open Space—Recreation by the Riverside County General Plan, and the approved residential development is designated by the Riverside County General Plan as Specific Plan for Medium Density Residential Development. Minor modifications and improvements to the golf course would occur to integrate grading, flood control improvements, access roads, utility extensions, trail connections, and water quality/drainage features into the site design.

The proposed Specific Plan (SP) Amendment would add the existing golf course to the Specific Plan Area and reconfigure the Planning Areas to allow development of single-family homes on the northern portion of the site; and resort residential uses and a small boutique hotel, containing up to 50 rooms, along the southern portion of the existing golf course. The SP Amendment would also revert the approved density back to the EIR/CEQA-analyzed 2,250 units and would remove the active-adult (55+) age-restriction component from the Project. Collectively, the SP Amendment would be referred to as the "2015 Project."

As shown Figure 1, Land Use Plan, Planning Area 2 would include 1,350 single-family lots on approximately 282 acres. These lots would range in size from 4,000 to 7,700 square feet. Planning Area 1 would include the existing Desert Dunes Golf Course, up to 900 resort residential units, and a boutique hotel containing up to 50 rooms. The resort residential units are a specialized residential use. These units would be individually owned but available for rental for periods of up to 30 consecutive days. Owners choosing to rent their units would be required by the covenants of the purchase and sale agreement to use the centrally managed resort rental program. All short-term rentals would pay Transient Occupancy Tax (TOT) to the County of Riverside. The resort residential area would contain a variety of amenities, including swimming pools, available for use by residents and guests in the resort residential units and boutique hotel, as well as by the residents of homes in Planning Area 2. In addition to the SP Amendment, a General Plan Amendment is also proposed to change the General Plan Land Use designation for the southern area of Planning Area 1 to Commercial Tourist (CT) to reflect the planned resort development. Uses allowed by this designation include tourist-oriented uses such as hotels and golf courses.

The 25-acre parcel south of 20th Avenue would be used for flood control purposes and public facilities to support development and transition to open space as part of the Willow Hole Conservation area. The sewer lift station and reservoir site will remain as approved in Addendum No. 2.

A. Type of Pro	oject:	Site Spe	ecific 🔀;	Countywide [];	Community [];	Policy .
B. Total Proje	ect Area:	649	9.8 Gross A	Acres			
Residential Acres:	281.7	Lots:	1,350	Units:	1,350	Projected No. of Reside	nts: 4,050
Commercial Acres:	334.1	Units:	900	Sq. Ft. of Bldg. Area:		Est. No. of Employees:	
Industrial Acres:	N/A	Lots:		Sq. Ft. of Bldg. Area:		Est. No. of Employees:	
Other:	33.96	Acres					

C. Assessor's Parcel No(s): 657-490-001; 657-490-002; 657-490-003; 657-490-004

- D. Street References: The Project site is located north of 20th Avenue; south of 18th Avenue; east of Palm Drive; and west of Bubbling Wells Road, with the 25-acre parcel south of 20th Avenue.
- E. Section, Township & Range Description or Reference/Attach a Legal Description: Township 3 South, Range 5 East, Sections 18 and 19, San Bernardino Baseline and Meridian.
- F. Brief description of the existing environmental setting of the project site and its surroundings: The 649.8-acre Project site consists of undeveloped vacant desert land with scattered vegetation. In addition, the Project site includes the 177.7-acre Desert Dunes Golf Course, which includes an 18-hole golf course, a clubhouse, parking lots, and a maintenance building. The residential development portion of the residential site has been fenced in since 1989, providing limited access and disturbance of the site.

The lands surrounding the Project site include largely vacant desert lands with scattered single-family residential development. Development within 0.5 miles to the north of the residential site includes approximately 17 single-family homes. Development immediately to the east includes the B-Bar-H Ranch subdivision of approximately 70 single-family homes, all located within 0.5 miles of the Planning Area. About 70 percent of the lots in the B-Bar-H ranch subdivision are vacant. Corporate limits of the City of Desert Hot Springs are located adjacent to the western and northern borders of the Project site, with more densely developed areas of the City about 2 miles north of the subject property. Development immediately to the south of the residential site, which includes the 25-acre channel outlet/open space conservation area, includes approximately 8 single-family dwellings, with the remainder being vacant desert lands. In addition, approximately 1 mile south of the residential site is the corporate limits of the City of Cathedral City, followed by the Highway Interstate I-10 and the Union Pacific Railroad about 2 miles to the south. Development to the west includes approximately 3 single-family homes and vacant desert land.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies

1. Land Use: The Project site would be consistent with the Medium High Density Residential (MHDR) land use designation, Commercial Tourist (CT), and Open Space—Recreation (OS-R). Development of the Project would require a land use change from OS-R to CT reflect the planned resort uses. The County of Riverside has jurisdiction for approving the General Plan Amendment, Specific Plan Amendment, the issuing of grading permits, tentative tract map approval, and architectural review. This approval process shall assure that potential land use incompatibilities are mitigated and reduced to levels of insignificance.

- 2. Circulation: Implementation of the Project would not conflict with Circulation Element policies because traffic generated by the 2015 Project would not contribute to nearby intersections exceeding County Level of Service standards. The County adopted all feasible mitigation measures to substantially reduce these impacts, and deemed the remaining unavoidable impacts to be acceptable by adopting a Statement of Overriding Considerations after certifying the Final EIR. However, the present application would not increase traffic or traffic impacts beyond what was analyzed in the previously certified Final EIR.
- 3. Multipurpose Open Space: The Project would be consistent with all other applicable Multipurpose Open Space Element policies. In addition, implementation of the 2015 Project would not conflict with Multipurpose Open Space Element policies governing floodplain management because the drainages passing through the Project site have been designed to reduce adverse environmental reflects to the maximum extent feasible.
- 4. Safety: The Project would allow for sufficient provision of emergency response services to the future residents of the Project site through the Project design features. The 2015 Project would be consistent with all other applicable Safety Element policies. In addition, a portion of the southwestern Project site is located within a fault zone and would be subject to strong ground shaking and seismically induced settlement during an earthquake. Furthermore, portions of the Project site may be susceptible to a liquefaction hazard. Implementation of the 2015 Project would not conflict with the Safety Element policies governing seismic hazards because no development would occur in the fault zone and all structures would be constructed in conformance with the most recent version of the California Building Code. Also, portions of the Project site are located within a 100-year flood plain. Implementation of the 2015 Project would not conflict with the Safety Element policies governing flood and inundation hazards as drainage facilities in the Project site would be designed to accommodate 100-year flood flows.
- 5. Noise: Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the 2015 Project. The 2015 Project would not generate noise levels in excess of standards established in the General Plan or County Noise Ordinance. The 2015 Project would be consistent all other applicable Noise Element policies.
- 6. Housing: Implementation of the 2015 Project would not result in the displacement of existing housing because all parcels associated within the Project site are currently vacant. In addition, the 2015 Project would not create a need for new housing but would instead meet an existing housing need. The 2015 Project would be consistent with all applicable Housing Element policies.
- 7. Air Quality: Development permitted by the SP Amendment would result in the generation and emission of air pollutants from site disturbance and construction activities, project-

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generated vehicular traffic emissions, natural gas consumption and the use of electricity. The 2015 Project would comply with all applicable regulatory requirements to control emissions during construction and operation and thus would be consistent with applicable Air Quality Element policies.

- B. General Plan Area Plan(s): Western Coachella Valley Area Plan
- C. Foundation Component(s): Residential site is located within the Community Development Foundation Component while the open space conservation parcel and the existing golf course are located within the Open Space Foundation Component.
- D. Land Use Designation(s): Residential site has a General Plan land use designation of Medium Density Residential; golf course and resort has a General Plan land use designation of Commercial Tourist; and open space south of 20th Avenue has a General Plan land use designation of Rural Desert.
- E. Overlay(s), if any: The 2015 Project is not in a General Plan Policy Overlay or Zoning Overlay Area, including the Community Development Overlay.
- F. Policy Area(s), if any: None
- G. Adjacent and Surrounding:
 - 1. Area Plan(s): Western Coachella Valley Area Plan
 - 2. Foundation Component(s): Rural to the north and south, Community Development and Rural to the east; Open Space to the west.
 - 3. Land Use Designation(s): Rural residential to the north, Rural Desert and Rural Residential to the south, Medium Density Residential and Rural Residential to the east; Rural Residential and Open Space—Water to the west.
 - 4. Overlay(s) and Policy Area(s), if any: None
- H. Adopted Specific Plan Information
 - 5. Name and Number of Specific Plan, if any: The Desert Dunes Specific Plan No. 336
 - 6. Specific Plan Planning Area, and Policies, if any: N/A
- I. Existing Zoning: The site has a zoning designation of Specific Plan (SP) Zone and the existing golf course has a zoning designation of Controlled Development (W2).

Proposed Zoning, if any: The boundary of the Project site is being changed to include the existing golf course, and include the following zoning designations: Medium High Density Residential (MHDR), Commercial Tourist (CT), and Open Space—Recreation (OS-R).

J. Adjacent and Surrounding Zoning:

W-2 (Controlled Development) to the north, south, east, and west; R-1 (One Family Dwellings) to the east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked in the following (X) would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" or "Less Than Significant With Mitigation Incorporated" as indicated by the checklist on the following pages.

Aesthetics	Hazards & Hazardous Materials	Recreation
Agriculture & Forest Resources	Hydrology/Water Quality	☐ Transportation/Traffic
Air Quality	Land Use/Planning	Utilities/Service Systems
☐ Biological Resources		Other:
Cultural Resources	■ Noise	Other:
Geology/Soils	Population/Housing	☐ Mandatory Findings of
Greenhouse Gas Emissions	Public Services	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 NEGATIVE DECLARATION will be prepared.
I find that although the proposed project could have a significant effect on the environment, the will not be a significant effect in this case because revisions in the project, described in the 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 a ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier environmental impact report (EIR) or Negative Declaration pursuant to applicable legal standards; (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration; (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration; (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration; (e) no considerably different mitigation measures have been identified; and (f) prior mitigation measures found infeasible have become feasible. I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162, exist. An ADDENDUM to a previously certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies. I find that at least one of the conditions described in California Code of Regulations, Section 15162, exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised. I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature	Date
Matt Straite, Planner	For Steve Weiss, AICP, Planning
	Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
l .	STHETICS					
W	ould the project:			200000000000000000000000000000000000000		
1.	Scenic Resources					
a)	Have a substantial effect upon a scenic highway corridor within which it is located?					
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?					

<u>Sources</u>: (a) Western Coachella Valley Area Plan, Figure 9, "Scenic Highways"; Riverside County EIR 455.

Findings of Fact:

a) The purpose of the California Scenic Highways program, which was established in 1963, is to "Preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways." A scenic highway provides the motorist with a view of distinctive natural characteristics that are not typical of other areas in Riverside County ("County").

The closest designated state scenic highway is Route 62, located approximately 5 miles west of the Project site. Due to the distance from the Project site, the Final EIR determined the scenic highway corridor would not be affected by the Specific Plan and no impacts would occur. The 2007 Addendum would result in fewer units;

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therefore, it would not result in any new significant or substantially more severe impacts to the scenic highway corridor. The 2012 Addendum determined the residential and reservoir sites would remain the same as the Final EIR, and the distance of the sites to the nearest scenic highway corridor would remain the same. In addition, infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the Coachella Valley Water District (CVWD) well field would not adversely affect scenic highways because all improvements would be placed underground. The 2015 Project would reconfigure the Planning Areas to allow development of single-family homes on the northern portion of the site and resort residential uses on the southern portion of the site, and would not adversely affect the scenic highway corridor due to the distance from the Project site. In addition, the existing golf course would be incorporated into the Specific Plan Amendment, and a boutique hotel is proposed. The golf course is an existing use and would not result in any new impacts on a scenic corridor. The boutique hotel and associated residential towers could reach up to 80 feet in height along the southern portion of the Project site. Due to the distance from the nearest scenic highway and the minimal breakup of the Little San Bernardino Mountains to the north of the site, no new impacts would occur. Therefore, no new information, changed circumstances, or substantially increased significant effects would occur with implementation of the 2015 Project.

b) The Project site is located in an unincorporated area of Riverside County. The existing character of the Project site is gently sloping, with views of the Little San Bernardino Mountains to the north, San Bernardino Mountains to the northwest, Santa Rosa Mountains to the south, Indio Hills to the east, and the San Jacinto Mountains to the southwest. The Project site does not contain any scenic resources such as trees, rock outcroppings, and unique or landmark features. Existing sensitive viewsheds are impacted by existing development, such as residential land uses and the windmill farms in the western portion of the Coachella Valley. The Final EIR determined the falling terrain, desert color, and landscaping of the site coupled with the remote location of the reservoir and lift station would result in less than significant viewshed impacts. The 2007 Addendum would result in fewer units; therefore, it would not result in any new significant or substantially more severe impacts to the scenic resources. The 2012 Addendum determined the site of the sewer lift station would not damage scenic resources including trees, rock outcroppings, and unique or landmark features; obstruct prominent scenic vistas or views open to the public; or result in the creation of an aesthetically offensive site open to public view. In addition, infrastructure to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to CVWD well field would not result in impacts to scenic resources because all improvements would be placed underground. Design standards set forth in the SP Amendment set maximum building heights for the single-family dwelling units to 3 stories, or approximately 40 feet in height, consistent with the zone development standards for R-1. The maximum building height permitted in the CT zone would be up to 80 feet to allow larger structures as part of the boutique hotel or other architectural vertical treatments. The design of the tower elements and other architectural vertical treatments would break up the building massing of the resort hotel and would not substantially alter the existing views of the Little San Bernardino Mountains to the north. The existing golf course is visually a part of the existing visual element of the Project site. Accordingly, the existing golf course would not impact scenic resources within or surrounding the Project site. All development would adhere to the same mitigation measures listed in the Final EIR to reduce impacts to visual resources. As discussed previously, the 2015 Project would not intrude into views of the mountains from the public right-ofway. Therefore, the aesthetic impacts of the 2015 would be consistent with the impacts identified in the past

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		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
Addendums a impacts would	nd would be less the loccur with impleme	nan significant. Nenter in the 20 cm of the	o new informatio 015 Project.	on, changed circ	umstances, oi	more severe
Mitigation: Complianc Monitoring: The previous	e with previously ce	rtified Riverside (County EIR 455 mi			
2. Mt. Palomar Obse						
a) Interfere with use of the Mt. Observatory, a through Rivers Ordinance No.	Palomar as protected side County					
Sources: GIS database Figure 6, "Mt Palomar Findings of Fact:	; Riverside County l Nighttime Lighting P	Land Information Policy Area."	System; Ord. No	o. 655 (Regulatin	ig Light Pollut	ion); WCVAP,
a) The Project site B) Special Light and methods exceptions. Im in the Final EIF B requirement operation of M plan check pro the single-fami minimal nightt with Mt. Palor	e is located in an uniting Area that surrou of installation, defin pacts related to the and 2007 Addenduts of Ordinance 655 lt. Palomar Observaticess, the lighting residences and the ime lighting for safet mar Observatory. This ificant effects would	inds the Mt. Palor nition, general re nighttime use of im. The 2012 Add and would resultory. The 2015 Pro quirements for Zo e resort hotel. The ty and security and serefore, impacts	mar Observatory. quirements for la the Mt. Palomar (dendum determin alt in less than sig oject would be rea one B as set forth e existing clubhou ad does not genera would be less th	Ordinance 655 of the project of the	contains appro shielding, pro e not specifica ect would con s with regard prate, through unty Ordinanc Dunes Golf Co amount of ligh nd no new or	oved materials oblibition, and ally addressed ofform to Zone to nighttime a the standard se No. 655 for ourse contains but to interfere
Mitigation: No mitigati		•				
3. Other Lighting Issu	es			 		and the state of t
a) Create a new s substantial ligh	ource of					\boxtimes
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		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
	which would adversely affect day or nighttime views in the area?					
b)	Expose residential property to unacceptable light levels?					×
Source:	:: Project Application Description;	Riverside County	y EIR 455.			
Finding	s of Fact:					
Minima	and industrial uses, and lighting uses allowed through the use of would result in less than signification any new significant or substanumber of units identified from on the residential and reservoir require minimal lighting for secondary managements and the water line to the CVWD well Project would be similar to the light would not include any new light entry monuments, secondary in pedestrian safety. Similar to the with Ordinance No. 655, and the with Ordinance No. 655, and the hooded to avoid shining onto adsame mitigation measures listed than significant. No new informinglementation of the 2015 Programments.	of standard designant impacts with ntially more severable final EIR. The site would remaurity. In addition, if field would not a sources. The hot nonuments, and a Final EIR, the 20 ne Project's on-sijacent properties in the Final EIR thation, changed ject.	n features, in acc regard to light and regard to light and ere impacts to oth 2012 Addendum in the same as th , infrastructure or require lighting. To with a different lar el and resort uses recreation/trail in 015 Project would ite lighting would is and streets. In act to reduce impacts I circumstances,	cordance with the diglare. The 2007 / ner lighting issues determined the aller Final EIR. The son the proposed seine he number of unit would also include monuments, as will use standard deside be directed downward distinction, all develops related to light a for more severe	County lighting Addendum work due to the domination of light ewer lift static ewer main and the proposed under the existing features in the existing of the existing features in the existing featur	ng ordinance, buld not result ecrease in the ting proposed on would only dextension of order the 2015 or golf course ing at primary el lighting for in accordance shielded and adhere to the would be less
	on: Compliance with previously co					·
<u>Monito</u>	<u>ring</u> : The previously certified River	rside County EIR	455 monitoring re	equirements will b	e followed.	
	LTURE & FOREST RESOURCES he project:					
4. Agr				· · · · · · · · · · · · · · · · · · ·		
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide					
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		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
	importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?					
b)	Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conversation Contract Maps)?					
с)	Cause development of nonagricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?					☒
d)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use?				· .	
Farmla	<u>s</u> : <i>Riverside County General Plan,</i> F nd Mapping and Monitoring Progra	igure OS-2, "Agr ım (FMMP); Proj	icultural Resource ect Application Ma	s"; California De aterials.	partment of C	Conservation,
Finding	The Riverside County General Plan contains the Agriculture Area Plan productive agricultural lands with associated policies is to identify an stated in the General Plan principl products by conserving areas appreaddition, the intent of these policies. The Project site is located in by the California Department of	 The Agriculture in the County. In and preserve area les: "Provide for copriate for agriculties ites is to minimizan unincorporat 	e land use designate The intent of the A is where agricultur the continued and culture and related ize the conflicts be ed area of Riversic	tion has been es Agriculture Found ral uses are the land I even expanded Infrastructure a tween agriculture le County and is	tablished to he dation Composite of Composite of Composite of Composition of Comp	elp conserve onent and its irable use, as if agricultural s services." In or suburban Other Lands

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			Less than			No New Significant or
		Potentially Significant Impact	Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Substantially More Severe Impacts
b)		I is located within ative Tract Map ap 12 Addendum dete not previously utilizand designated for milar to the Final E implementation o Plan Zone and is de	n the Specific Plan opproval would no ermined the prop- ized for agricultural agricultural reso EIR, no new or so of the 2015 Proje lesignated as No	lan Area. The 200 of cause any new o posed sewer lift sta ural uses. Similar tources, or designates ubstantially increated.	or Addendum or more signification site woul to the Final E ted as Farmlar eased impacts,	determined icant impacts and be located if the 2015 and within the person of the control of the
c)	The Final EIR determined no im determined impacts associated a significant impacts to agricultural site would not be located on land not conflict with existing agricultu to the Final EIR, no new or substa The Project site is located in a ru	with the Tentative of resources. The 20 with a Williamson ural uses nor would entially greater impural desert area in	re Tract Map ap 2012 Addendum Act contract. Sind it conflict with a pacts would occu Riverside Count	oproval would not determined the primilar to the Final El a Williamson Act co ur with implement ty and is not utilize	t cause any no proposed sewer IR, the 2015 Proportion contract. There tation of the 2 ed for agricult	new or more er lift station Project would efore, similar 2015 Project. Itural uses. A
	portion of the site would incorpor or indirect impacts would occur values; therefore, impacts associat significant impacts. The 2012 Add impacts on agricultural operations. No direct or indirect impact would within 300 feet of an existing agricultural operations.	rate the existing Do with approval of the ted with the Tenta dendum determine as, since the site is a doccur because the pricultural operatio	Desert Dunes Gold he Specific Plan. ative Tract Map a ed that the prop not located with he Project site is on, similar to the	If Course. The Final The 2007 Addend approval would no cosed sewer lift sta hin 300 feet of agric not utilized as an a e Final EIR. Therefore	I EIR determindum would resot cause any nation would no iculturally zone agricultural usfore, no new i	ned no direct sult in fewer new or more ot cause any led property. se or located information,
d)	The Project site is located in a ruagricultural uses, and contains an a direct or indirect impact on Farn Tract Map approval would not Addendum determined the proposericultural uses. Similar to past au uses. Therefore, no new or more Project would be consistent with the containing the containing the project would be consistent with the containing the project would be consistent with the containing the containing the project would be consistent with the containing	ural desert area of n existing golf cours mland. The 2007 Ac cause any new o osed sewer lift sta inalysis, the Project re significant impa	f the Riverside C se. The Final EIR ddendum detern or significant im ation would not I at site is not locate acts related to a	County, has not be to determined the promined impacts assorted in a little be located in an auted in an auted in area previous	een previously project would rociated with the ural resources area previously asly utilized for	y utilized for neither have the Tentative is. The 2012 y utilized for r agricultural
	tion: No mitigation measures are re	•				
5. For	rest	MARK 66098 46500 5550 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5				
a)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in					
			15		EAI	No. 42744

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
	Public Resources Code, Section 12220(g)), timberland (as defined by Public Resources Code, Section 4526), or timberland zoned Timberland Production (as defined by Govt. Code, Section 51104(g))?		mio. porace			in pess
b)	Result in the loss of forest land or conversion of forest land to nonforest use?					
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to nonforest use?					
2001C	s: County of Riverside, General Pla	an, rigure os sa,	rolestry nesource			
Finding a-c) Ti si si se	ecreation Areas"; Project Applications as of Fact: The County Land Use Map does not the consists of vacant desert land becifically addressed in the Final Early were pump, the revised route of the county will be located.	en Materials. designate or zone and the existing IR and the 2007 he proposed sewed on forestland	ne the Project site a g golf course. Imp Addendum. The 20 ver main, and the e because these rout	as forest or timi acts related to 012 Addendum extension of the tes are develope	forest resoundetermined to proposed water to proposed water to a second water to a second water to propose to a second water to a second w	the site for the later line to the lys. The Project
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6. Air Qual	ity Impacts		**************************************			·
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which mile proje	se sensitive receptors, hare located within 1 of the project site to ect substantial point ce emissions?					
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		No New Significant
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<u>Sources:</u> (a) South Coast Air Quality Management District (SCAQMD), Final 2012 Air Quality Management Plan; California Department of Finance, E-5 City/County Population and Housing Estimates (January 1, 2013); California Air Resources Board (CARB), Air Quality and Land Use Handbook (2005).

Findings of Fact:

a) The 2012 Air Quality Management Plan (AQMP) was prepared by the South Coast Air Quality Management District (SCAQMD) to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, to return clean air to the region, and to minimize the impact on the economy. Projects that are considered consistent with the AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of 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.

Demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment), developed by the Southern California Association of Governments (SCAG) for their 2012 Regional Transportation Plan (RTP) were used to estimate future emissions within the 2012 AQMP (refer to the 2012 AQMP, Chapter 3). Projects that are consistent with the growth projections are considered consistent with the AQMP. Impacts related to the AQMP were not specifically addressed in the Final EIR and 2007 Addendum. The 2012 Addendum determined buildout would result in 2,635 persons, resulting in total population of Coachella Valley to be within the 2020 population estimate of 189,937. The 2015 Project would result in population growth for the region. According to the California Department of Finance estimates, the current (2014) population within the unincorporated areas of Riverside County is 370,124 residents. Based on SCAG data, the population projections used to estimate emissions in the 2012 AQMP for year 2020 anticipated a population of 471,500 within unincorporated areas of the County. Development under the 2015 Project would fall within the County's density per acre for Medium High Density Residential uses and the County's requirements for Commercial Tourist uses. As such, the 1,350 single-family residential units would generate approximately 4,050 new residents. The resort units would not generate population within the Project site because these units would be rental based and occupied on a seasonal basis, as is typical for resort communities in the Coachella Valley. This total is within the growth projections for the Coachella Valley as adopted by SCAG. Because SCAQMD has incorporated these same projections into the AQMP, the 2015 Project would be consistent with the projects in the 2012 AQMP. Therefore, impacts would be less than significant. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

b) Construction Emissions

The Final EIR determined construction emissions associated with land uses allowed by the Specific Plan would exceed the SCAQMD's threshold of significance for carbon monoxide (CO) and nitrogen oxide (NOx). Even with the implementation of mitigation measures identified in the Final EIR to reduce these emissions, the project would result in significant and unavoidable impacts. The 2007 Addendum would result in fewer units; therefore, impacts associated with the Tentative Tract Map approval would not cause any new or more significant impacts.

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The 2012 Addendum would result in fewer residential units (400 units) than the Final EIR; therefore, construction emissions would not cause any new or more significant impacts.

The 2015 Project would include the construction of 2,250 units similar to the Final EIR; however, they would consist of 1,350 single-family units and 900 resort units. The construction emissions for the 2015 Project were calculated according to the SCAQMD CEQA Air Quality Handbook and construction emission factors contained in the California Emissions Estimator Model (CalEEMod). The emission calculations assume the use of standard construction practices, such as compliance with SCAQMD Rule 402 and Rule 403 (Fugitive Dust), to minimize the generation of fugitive dust, which is mandatory for all construction projects.

The maximum daily emissions during Project construction are listed in Table 1, Maximum Construction Emissions, and compared with the emissions analyzed in the Final EIR. The analysis assumes that all construction equipment and activities would occur continuously over the day and that activities would overlap. In reality, this would not occur because most equipment would operate only a fraction of each workday and many of the activities would not overlap on a daily basis. Therefore, Table 1 represents a conservative scenario for construction activities.

Based on the modeling, construction of the 2015 Project would result in a maximum mitigated daily emissions of 71.41 pounds/day of reactive organic gases (ROG), 32.31 pounds/day of NOx, 97.11 pounds/day of CO, 0.06 pounds/day of sulfur oxides (SOx), 11.67 pounds/day of particulate matter less than 10 microns (PM10), and 4.87 pounds/day of fine particulate matter less than 2.5 microns (PM 2.5), all of which do not exceed SCAQMD thresholds for criteria pollutants. Emissions related to NOx, CO, SOx, and PM10 would be significantly reduced when compared to the Final EIR. ROG emissions would increase; however, emissions would still fall below SCAQMD thresholds. The 2015 Project would avoid the significant and unavoidable ROG and NOx emissions during construction identified in the Final EIR. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Table 1
Maximum Construction Emissions (pounds/day)

		mam constiuc	rion cilipaiona (podilas/ady)		
Source	ROG	NOx	CO	SOx	PM10	PM2.5
Final EIR Emissions	44.60	584.7	510.7	65.1	49.7	<u> </u>
SCAQMD threshold	75	100	75	150	150	55
Threshold exceeded?	No	Yes	Yes	No	No	No
2015 Project Maximum Emissions	71.41	32.31	97.11	0.06	11.67	4.87
SCAQMD threshold	75	100	550	150	150	55
Threshold exceeded?	No	No	No	No	No	No

CO, carbon monoxide; NOx, nitrogen oxides; PM10, particulate matter less than 10 microns; PM2.5, particulate matter less than 2.5 microns; ROG, reactive organic gases; SOx, sulfur oxides.

Note: Refer to Technical Air Quality & Greenhouse Gas Emission Report for the Desert Dunes Specific Plan in Appendix A.

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Operational Emissions

The Final EIR determined operational emissions associated with land uses allowed by the Specific Plan would result in significant and unavoidable impacts for CO, NOx, and ROG emissions. The 2007 Addendum would result in fewer units; therefore, impacts associated with the Tentative Tract Map approval would not cause any new or more significant impacts. The 2012 Addendum would result in fewer residential units (400 units) than the Final EIR; therefore, operational emissions would not cause any new or more significant impacts. The analysis of daily operational emissions for the 2015 Project has been prepared using the data and methodologies identified in the SCAQMD CEQA Air Quality Handbook and current motor vehicle emission factors in the CalEEMod model. The existing golf course was not included in the analysis because it is an existing use. The results presented in Table 2, Maximum Operational Emissions, are compared with the emissions analyzed in the Final EIR and compared to the SCAQMD established operational significance thresholds.

Based on the modeling, operation of the 2015 Project would result in maximum mitigated daily emissions of 125.72 pounds/day of ROG, 96.67 pounds/day of NOx, 515.44 pounds/day of CO, 0.97 pounds/day of SOx, 54.96 pounds/day of PM10, and 17.72 pounds/day of PM 2.5. When compared to the Final EIR, operational emissions for NOx, CO, SOx would be significantly reduced and below the SCAQMD thresholds, thus avoiding identified significant and unavoidable operation emissions impacts. Similar to the Final EIR, ROG emissions would continue to exceed SCAQMD thresholds; however, trips assumed in the Final EIR were half the length analyzed under the 2015 Project resulting in an increase of ROG emissions. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Table 2
Maximum Operational Emissions (pounds/day)

Source	ROG	NOx	CO	SOx	PM10	PM2.5
Final EIR Emissions	75.9	208.3	666.4	4.3	4.3	-
SCAQMD threshold	75	100	550	150	150	55
Threshold exceeded?	Yes	Yes	Yes	No	No	No
2015 Project Maximum emissions	125.72	96.67	515.44	0.97	54.96	17.72
SCAQMD threshold	75	100	550	150	150	55
Threshold exceeded?	Yes	No	No	No	No	No

CO, carbon monoxide; NOx, nitrogen oxides; PM10, particulate matter less than 10 microns; PM2.5, particulate matter less than 2.5 microns; ROG, reactive organic gases; SOx, sulfur oxides.

Note: Refer to Technical Air Quality & Greenhouse Gas Emission Report for the Desert Dunes Specific Plan in Appendix A.

c) The Final EIR determined the Project would result in cumulatively considerable net increase in criteria pollutants associated with land uses allowed by the Specific Plan. The 2007 Addendum would result in fewer units; therefore, impacts associated with the Tentative Tract Map approval would not cause any new or more significant impacts. The 2012 Addendum would result in fewer residential units (400 units) than the Final EIR; therefore, there would not be a cumulative considerable net increase greater than the Final EIR. As shown in Table 1, the

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2015 Project emissions associated with the Project would not exceed the SCAQMD recommended construction emissions thresholds. As shown in Table 2, operational emissions for the 2015 Project do not exceed the SCAQMD thresholds of significance, except for ROG. The 2015 Project would avoid the identified significant NOx and CO emissions during operation. Similar to the Final EIR, operational ROG emissions would exceed the SCAQMD thresholds and would result in a cumulatively considerable net increase of any criteria pollutant. No new or substantially greater impacts would occur with the implementation of the 2015 Project.

d) Sensitive receptors are defined as schools, residential homes, hospitals, resident care facilities, daycare centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. Sensitive receptors surrounding the Project vicinity include residential neighborhoods to the north, south, and west of the Project site. The Final EIR, 2007 Addendum, and 2012 Addendum did not address localized significance emissions. While the Project site is within a 1-mile radius of a sensitive receptor, findings indicate that emissions would be well below the SCAQMD localized significance thresholds (Table 3, LST Worst-Case Emissions [pounds/day]). Therefore, impacts would be less than significant.

Table 3
LST Worst-Case Emissions (pounds/day)

Source	NOx	CO	PM10	PM2.5
Construction ·				
Total mitigated maximum emissions	29.78	37.94	6.60	4.06
LST threshold	340	3,237	44	11
Threshold exceeded?	No	No	No	No
Operational				
Area/energy emissions	30.39	131.46	2.88	2.88
LST threshold	340	3,237	11	3
Threshold exceeded?	No	No	No	No

CO, carbon monoxide; LST, localized significance threshold; NOx, nitrogen oxides; PM10, particulate matter less than 10 microns; PM2.5, particulate matter less than 2.5 microns.

Note: Refer to Technical Air Quality & Greenhouse Gas Emission Report for the Desert Dunes Specific Plan in Appendix A.

- e) The Final EIR, 2007 Addendum, and 2012 Addendum did not address localized significance emissions. As indicated in **Table 3**, the construction of the 2015 Project would result in emissions below the localized significance thresholds. As such, the 2015 Project would result in a less than significant impact on sensitive receptors located within 1 mile of the Project site.
- f) According to the SCAQMD, while almost any source may emit objectionable odors, some land uses will be more likely to produce odors because of their operation. Land uses that are more likely to produce odors include agriculture, chemical plants, composting operations, dairies, fiberglass molding, landfills, refineries, rendering plants, rail yards, and wastewater treatment plants. The Final EIR determined the project would not generate any objectionable odors. The 2007 Addendum would result in fewer units; therefore, impacts associated with the Tentative Map approval would not cause any new or more significant impacts regarding objectionable odors. The

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a)						
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)?					
с)	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,					
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	or by the California	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
	Department of Fish and Game or U.S. Wildlife Service?					
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					⊠
e)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?					
f)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?					
g)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?					⊠
Sources	: Coachella Valley Multi-Species	Habitat Conservation	on Plan; Riverside	County EIR 455	•	
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts

Findings of Fact:

- a) The Project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Area. According to Figure 4-1, Conservation Areas of the CVMSCHP, the Project site does not lie within a Conservation Area. Because the Project site is located within the CVMSHCP Area, a per-acre mitigation fee shall be paid to the County for potential impacts to sensitive species found elsewhere in the CVMSHCP Area. The Final EIR determined the Specific Plan would be consistent with the CVMSHCP. Furthermore, the 25.0-acre parcel located south of 20th Avenue is located within the Willow Hole Conservation Area of the CVMSCHP. However, the parcel would remain natural open space for conservation and would remain undisturbed with the exception of temporary grading for the construction of a flood control channel outlet facility in the northwest corner. Also, a TAKE allocation has been approved for impacts in Willow Hole Conservation area from the construction of the project's channel outlet. Thus, with the approved additional TAKE authorization, development on the residential site under the Final EIR would be consistent with the CVMSHCP. The 2007 Addendum determined that because the number of units allowed by the Tentative Tract Map is less than the number of units in the Final EIR, approval of the Tentative Tract Map would not result in any or new significant or substantially more severe impacts to conservation plans. The 2012 Addendum determined the proposed sewer lift station is not located in a conservation area. In addition, infrastructure proposed to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be consistent with the CVMSHCP because these improvements would be placed underground and within an existing road right-of-way through conservation area. The 2015 Project would not place the reconfigured Planning Areas in a conservation area, thus, would not conflict with the CVMSHCP. The incorporation of the existing golf course into the Project would not conflict with the CVMSHCP. Additionally, the revision to the Specific Plan allowing resort hotels is not proposing disturbance on any portion of the project that was not already identified for development in the previous version of the Plan. Therefore, the impacts from the proposed change are identical to those identified in the EIR. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- b) The Final EIR determined that implementation of the Project would impact several special-status plant and animal species. Although mitigation measures would substantially reduce the level of impacts to these special-status species, impacts would result in significant and unavoidable impacts. The 2007 Addendum determined the Project would not result in any new or substantially more severe impact on any special status species due to the reduction of the number units allowed by the Tentative Tract Map when compared to the Final EIR. The 2012 Addendum determined the new sewer lift station would be similar to the habitat location in the previously sewer lift station site evaluated for the Final EIR. In addition, the revised route of the proposed sewer main and the extension of the water line to the CVWD well field would not adversely affect special status species because these routes are developed as roadways. The 2015 Project would reconfigure the Planning Areas and remain within the same development footprint as the site analyzed in the Final EIR. As such, the 2015 Project would impact several special-status plant and animal species as identified in the Final EIR. Similar mitigation measures would be implemented to reduce the level of impacts to these special-status species. Similar to the Final EIR, impacts would remain significant and unavoidable. The existing golf course would be incorporated into the Specific Plan Amendment. No new or more significant impacts, nor have circumstances changed on the site, to

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	- de la constantina del constantina della consta	10
Potentially	with less than More	100
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Significant	Mitigation Significant No Severe	
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Impact	Incorporated Impact Impacts	
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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) with implementation of the 2015 Project.

- c) See Response 7(b) above. The existing golf course would include minor modifications for 2015 Project site improvements. No new or more significant impacts to 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 would occur under the approved Specific Plan as the 2015 Project development footprint is consistent with the Final EIR.
- d) The site currently consists of vacant, desert land and an existing golf course. The Final EIR determined all migratory non-game native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act and could be adversely impacted during construction. With the implementation of mitigation measures, such as pre-construction surveys for migratory bird species, impacts would be reduced to less than significant. The 2007 Addendum determined the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR and, therefore, would not result in any new significant or substantially more severe impacts to biological resources. The 2012 Addendum determined impacts regarding the proposed sewer lift station would be in the same habitat and affect the same bird species as stated in the Final EIR. In addition, the proposed sewer main and the extension of the proposed water line to the CVWD well field would not adversely affect migratory bird species because these routes are developed as roadways. The 2015 Project would reconfigure the Planning Areas within the same development footprint identified in the Final EIR and, as such, would affect the same habitat and bird species. The 2015 Project would implement the same mitigation measures identified in the Final EIR to reduce impacts to resident or migratory bird species to a less than significant level. No new or more significant impacts would result to any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites with implementation of the 2015 Project.
- e) The Final EIR identified two sensitive plant communities, the Desert Fan Palm Oasis and the Mesquite Bosque, that would be impacted by implementation of the Specific Plan. Mitigation measures would offset impacts to the Mesquite Bosque through conservation at a 3:1 ratio. The 2007 Addendum determined the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR and, therefore, would not result in any new significant or substantially more severe impacts to biological resources. The County adopted the CVMSHCP in 2007, which fully mitigates impacts to sensitive plant communities, among other biological resources, resulting from planned and future development within the Coachella Valley. Impacts to the sensitive plant communities are fully mitigated by the payment of the applicable CVMSHCP fee. The 2012 Addendum determined the sensitive plant communities would not be present at the new sewer lift station site. The revised route and proposed sewer main and the extension of the proposed water line to the CVWD well field would not affect sensitive natural communities because these routes are developed as roadways. The 2015 Project would reconfigure the Planning Areas within the same development footprint identified in the Final EIR, would incorporate the existing golf course, and would be subject to payment of the applicable CVMSHCP fee, which fully mitigates impacts to sensitive plant communities. Therefore, no new or more severe impacts to sensitive natural communities would occur under the 2015 Project because development would not impact potential riparian habitats.

		Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Imposed	No New Significant or Substantially More Severe	
f) The Project site is neither in proximity to, nor does it contain, wetland habitat or a blue-line stream. The Final EIR determined the site did not contain any federal protected wetlands, marshes, or vernal pools. The 2007 Addendum determined that because the number of units allowed by the Tentative Tract Map is less than the number of units in the Final EIR, approval of the Tentative Tract Map would not result in any or new significant or substantially more severe impacts to federally protected wetlands. The 2012 Addendum determined the proposed sewer lift station would not be located in proximity of a wetland habitat or a blue line stream. In addition, the proposed sewer main and the extension of the proposed water line to the CVWD well field would not adversely affect federally protected wetlands because these routes are developed as roadways and do not contain federally protected wetlands. Similar to the site analyzed in the Final EIR, the 2015 Project would not be located in proximity to any wetland habitat or blue line stream. The existing golf course would include minor modifications and improvements to integrate into the proposed residential and resort uses with implementation of the Specific Plan Amendment. Furthermore, no new or substantially increased significant effects would result to federally protected wetlands, as defined by Section 404 of the Clean Water Act (CWA) through direct removal, filling, hydrological interruption, or other means, with implementation of the 2015 Project. Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures. Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.							
Would	RAL RESOURCES the project:			10 mm 1 m			
	storic Resources Alter or destroy an historic					\boxtimes	
b)	Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?						
Sources: Project Application Materials; Riverside County EIR 455.							
Finding	s of Fact:						
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		Potentially	Less than Significant With	Less than		No New Significant or Substantially More		
Δ_{ij}		Significant	Mitigation	Significant	No Impact	Severe		
Impact Incorporated Impact Impact Impact Impact Impact Impacts a) The Cultural Assessment prepared for the Final EIR did not identify the Project site as historic nor located historic resources as defined in California Code of Regulations, Section 15064.5. The Final EIR determined no historic resources would be affected by the Specific Plan. The 2007 Addendum determined that because the units allowed by the Tentative Tract Map is less than the number of units in the Final EIR, approval of the Tentative Tract Map would not result in any or new significant or substantially more severe impacts to historic sites. The 2012 Addendum determined the proposed sewer lift station site would not affect historic resources, since no such resources are located in the area. In addition, the proposed sewer main and the extension of the proposed water line to the CVWD well field would not adversely affect historic resources because these routes are developed as roadways and do not contain historic sites. Development of the 2015 Project would occur within the footprint analyzed in the Final EIR. The existing golf course would include modifications and improvements to integrate with the proposed residential and resort uses on the 2015 Project site. Accordingly, 2015 Project implementation would not alter or destroy any historic sites. No new or substantially increased significant effects would occur with implementation of the 2015 Project. b) See Response 8(a) above. No structures are present on the Project site, except for the existing clubhouse associated with the golf course. The Cultural Assessment did not identify historical structures or other historical resources as defined in California Code of Regulations, Section 15064.5. No new or substantially increased significant effects would occur with implementation of the 2015 Project. Mitigation: No mitigation measures are required.								
	chaeological Resources	П				5 7		
a)	Alter or destroy an archaeological site?	<u> </u>	Ц					
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?							
с)	Disturb any human remains, including those interred outside of formal cemeteries?					⊠		
d)	Restrict existing religious or sacred uses within the potential impact area?					☒		
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						No New Significant
		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	or Substantially More Severe Impacts
e)	Cause a substantial adverse change in the significance of site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is listed or determined eligible for listing on the California register of historical resources, listed on a local historical register, or otherwise determined by the lead agency to be a tribal cultural resource?					

<u>Sources</u>: Project Application Materials; Riverside County EIR 455; Phase II Archaeological Testing Program by Statistical Research, Inc. (June 2011).

Findings of Fact:

a) The Cultural Assessment prepared for the Final EIR identified five archaeological resource sites on the residential site that were determined to have potential significance because these sites are located on stabilized sand dunes and consist of a variety of artifacts, including fire-cracked rock, pottery sherds, ceramics, charcoal, burnt bone, and waste material from the manufacturing of stone tools. Based on the recommendations from the Cultural Assessment, mitigation measures requiring monitoring during construction would be required to mitigate any potential impacts from grading. With the implementation of mitigation measures, Project impacts would be less than significant. The 2007 Addendum determined the units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR and approval of the Tentative Tract Map would not result in any new significant or substantially more severe impacts to archaeological resources. Since certification of the Final EIR, a Phase II archaeological testing program was conducted at four of the archaeological sites on the residential site to evaluate the eligibility for listing in the California Register Historical Resources (CRHR). The testing program revealed one site (CA_RIV-8762) is eligible for listing in the CRHR. The 2012 Addendum determined that a Phase III Data Recovery Plan for mitigation of CA-RIV-8762 be submitted prior to the issuance of a grading permit as a condition of approval. In addition, the proposed sewer lift station is considered to be low of sensitivity for archaeological resources. The 2015 Project would be located within the same development footprint analyzed in the Final EIR and subsequent addendums. The existing golf course would be incorporated into the design of the 2015 Project. Modifications and improvements to the golf course would occur outside of the identified cultural resource sites. Accordingly, the 2015 Project would adhere to the same mitigation measures and conditions of approval on the project to reduce impacts to unknown archaeological resources. No new or substantially increased significant effects would occur with implementation of the 2015 Project.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts		
b)	See Response 9(a) above. Impact pursuant to California Code of Re would occur with implementation	s to archaeologic gulations, Section	al resources on site 15064.5. No new	e would be mitig	ated to less t	han significant		
c)	See Response 9(a) above. The surany cremations, burial sites, or hur along the edge of the existing gol No new or substantially increased	uman remains on If course and outs d significant effec	the Project site. In ide of known culti ts would occur wit	nprovements and ural resource site th implementation	I modification es. No impacts on of the 2015	ns would occur s would occur. 5 Project.		
d)	See Response 9(a) above. The Pimpact area. No new or substant Project.							
e)	e) Approved by Governor Brown on September 25, 2014, Assembly Bill 52 (AB 52) establishes a formal consultation process for California Native American tribes to identify potential significant impacts to tribal cultural resources, as defined in Public Resources Code Section 21074 as part of CEQA. As discussed above in Responses 9(a) through 9(d), cultural resource assessments have been performed throughout the Project site and have incorporated Native American tribe concerns. Further, the requirement to consult does not apply to addendums, thus no consultation was required. However, because the project is proposing an Amendment to the Specific Plan, SB-18 consultations were requested and conducted. No changes were required based on those consultations. Therefore, no new or substantially increased significant effects would occur with implementation of the 2015 Project.							
Mitigat	tion: Compliance with previously archaeological conditions				neasures, as	well as with		
Monito	oring: The previously certified Rive conditions of approval fo				well as with a	archaeological		
10. Pal	eontological Resources							
a)	Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?							
Source	: Riverside County General Plan, Fi	gure OS-8, "Paleo	ntological Sensitiv	ity."				
Finding	s of Fact:							
a)	The Project area is not known to Project site and the routes of the The Final EIR determined the are	off-site infrastru	cture are located i	in an area of low	paleontologi	cal sensitivity.		

		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts	
having low paleontological sensitivity, and the project would not directly or indirectly destroy any unique paleontological resource, site, or geologic feature. The 2007 Addendum determined the number units allowed by the Tentative Tract Map is less than the number of units from the Final EIR and approval of the Tentative Tract Map would not result in any new significant or substantially more sever impacts to cultural resources. The 2012 Addendum determined mitigation would be implemented in the event that paleontological resources are encountered during grading and excavation at any of the Project sites or off-site infrastructure routes. The 2015 Project would be developed within the same development footprint previously analyzed in the Final EIR and subsequent addendums. The Specific Plan Amendment would also incorporate the golf course into the Project site. Modifications to the existing golf course footprint would occur to integrate the layout with the proposed resort and residential uses. Similar to the Final EIR, the 2015 Project site would not directly or indirectly destroy any unique paleontological resource, or site, or unique geologic feature. No new or substantially increased significant effects would occur with implementation of the 2015 Project. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required.							
	GY AND SOILS the project:					•	
Zo	quist-Priolo Earthquake Fault ne or County Fault Hazard nes						
a)	Expose people or structure to potential substantia adverse effects, including the risk of loss, injury, or death?	al e					
b)	Be subject to rupture of known earthquake fault, a delineated on the most recent Alquist-Priol Earthquake Fault Zoning Maissued by the State Geologis for the area or based on other substantial evidence of known fault?	st o p st					
Source	<u>s</u> : <i>WCVAP,</i> Figure 13, "Wester	rn Coachella Valley Aı	rea Plan Seismic Haa	zards"; Riversid	e County EIR 4	55.	
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					No New Significant
		Less than Significant			or Substantially
	Potentially Significant Impact	with Mitigation Incorporated	Less than Significant Impact	No Impact	More Severe Impacts

Findings of Fact:

- a) According to the Geotechnical Engineering Report, the southwest portion of the Project site has been mapped as an active or potentially active fault deemed capable of rupturing the surface, also known as an Alquist-Priolo Earthquake Fault Zone. The Final EIR determined impacts associated with the construction of the 2,250 dwellingunit residences with the Specific Plan Area would be less than significant with incorporation of mitigation measures. The 2007 Addendum determined development of the Project would adhere to the design recommendations contained in the updated geotechnical report and would not result in any new significant or substantially more severe impacts. The 2012 Addendum determined the development footprint of the residential and reservoir sties would be similar to that mentioned in the Final EIR. All site and building implementation would be required to be implemented in accordance with the latest California Building Code (CBC; California Code of Regulations, Title 24, Part 2), which contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geological hazards. The sewer lift station site is not located within an earthquake fault zone and as such, no impacts related to fault zoning would occur on the sewer lift station site. Similarly, the route of the proposed sewer main and the extension of the proposed water line to the CVWD well filed are also not located within an earthquake fault zone and no impacts would occur. The 2015 Project would result in a similar development footprint analyzed in the Final EIR. The proposed resort uses would be located outside of the identified fault zone in the southwest corner of the Project site. The golf course would also be incorporated into the Project site and would be located outside of the identified fault zone. As discussed in previous analyses, the residential and resort uses would be designed in accordance with the latest CBC, which contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geological hazards. No new or substantially increased significant effects would occur with implementation of the 2015 Project.
- b) The main purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to prevent the construction of buildings used for human occupancy on the surface of active faults, in order to minimize the hazard of surface rupture of a fault to people and habitable buildings. An active fault is a fault that has had surface displacement within the last 11,000 years. The southwest corner of the Project site is within the Alquist-Priolo Earthquake Fault Rupture Zone, as delineated by the California Geological Survey, due to the presence of the Banning Fault. The Final EIR determined impacts associated with geology and soils would be less than significant with the incorporation of mitigation measures. The 2007 Addendum determined that regardless of the foundation design, the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR, approval of the Tentative Tract Map would not result in any new significant or substantially more sever impacts to geology and soils. The 2012 Addendum determined the proposed sewer lift station site, revised route of the sewer main, and extension of the water line to the CVWD well field would not be located within an earthquake fault zone. The 2015 Project would revert to the 2,250 units analyzed in the Final EIR, include the existing golf course, and adhere to the same mitigation measures associated with geology and soils. Furthermore, the proposed resort uses and any structures would be located outside of the identified earthquake fault zone. Therefore, no new or substantially increased significant effects would occur with implementation of the 2015 Project.

Mitigation: Compliance with previous certified Riverside County EIR 455 mitigation measures.

Monitori		Impact	Incorporated	Significant Impact	No Impact	Severe Impacts
	ng: The previously certified Riv	erside County EIR	R 455 monitoring re	quirements will	be followed.	
L2. Lique	efaction Potential Zone					
	Be subject to seismic-related ground failure, including iquefaction?					×
5 6 8 8 7 1 1 1 1	on an area with high liquefaction ite as having "moderate" lique property located outside of the property located to be created by less than significant with the pecause the number of units allowing the Tentat in a less than area subject to live items area that has a moder to the same mitigation measure of th	efaction susceptil Alquist-Priolo Zo by the proposed de incorporation owed by the Tentive Tract Map would provide and the extension at erisk of liquefaction. The incorporation of the same mitigate of the same mitigate in the same mitigate of the same mitigate o	bility. The Final EIR me is not located in evelopment and that of mitigation measured in any 2012 Addendum con of the proposed action. However, all al EIR to reduce implementation measures list include any new brockly and liquefaction actions.	determined that an area subject at impacts associatives. The 2007 dess than the number of the impacts related the impacts from liquefacts within the santed in the Final Equildings; as such on. Similar to the	at the portion to liquefaction ated with lique Addendum de aber of units in or substantial proposed sew CVWD well find to liquefaction to less the development of the treduce in it would not a Final EIR, imp	of the subject n, nor is such a efaction would etermined that dentified in the ly more severe ver lift station, eld are located a would adhere han significant ent footprint as mpacts subject subject people pacts would be
		certified Riversid				

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		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts	
13. Gro	und-Shaking Zone		CONTROL OF THE CONTRO				
	Be subject to strong seismic ground shaking?					☒	
Sources: WCVAP, Figure 15, "Western Coachella Valley Area Plan Slope Instability"; Riverside County EIR 455. Findings of Fact: a) The Project site, as all of the Southern California area, is located in a seismically active region and will experience slight to intense ground shaking as a result of movement along various active faults in the region. The Banning Fault strand of the San Andreas Fault Zone is located in the southwest corner of the Planning Area, and is capable of strong ground shaking. The Final EIR determined that impacts associated with ground shaking would be less than significant with the incorporation of mitigation measures. The 2007 Addendum determined the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR, and approval of the Tentative Tract Map would not result in any new significant or substantially more severe impacts in an area subject to ground shaking. The 2012 Addendum determined the proposed sewer lift station site, revised route of the proposed sewer main, and extension of the proposed water line to the CVWD well field would be subject to ground shaking, but with adherence to the same mitigation measures listed in the Final EIR, impacts would be reduced to less than significant. The 2015 Project would revert to the approved density of 2,250 dwelling units previously analyzed for the Final EIR and reconfigure the Planning Areas to incorporate single-family homes on the northern portion of the site and the existing golf course and proposed resort residential uses in the southern portion of the site. The southwest corner of the Project site would be designed Open Space—Recreation and would not include any structures. All structures on site would be designed according to the latest CBC and would adhere to the same mitigation measures listed in the Final EIR. No new or substantially increased significant effects would occur with implementation of the 2015 Project.							
Mitigation	on: Compliance with previously	certified Riverside	County EIR 455 m	nitigation measur	es.		
Monitor	ing: The previously certified Riv	erside County EIR	455 monitoring re	quirements will I	e followed.		
14. Land	lslide Risk						
	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?						

and the second		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts	
<u>Source</u> 455.	es: On-site inspection; WCVA	AP, Figure 14, "Wester	n Coachella Valley A	Area Plan Steep S	Slope"; Rivers	ide County EIR	
<u>Findin</u>	gs of Fact:						
a) The risks associated with landslides occur when buildings or structures are placed on slopes. The Project site is topographically level with a flat terrain. The Final EIR determined that landslides were not a risk to the Project site due to the area's flat terrain. The 2007 Addendum determined that regardless of the foundation design, geotechnical impacts would remain the same as the Final EIR. The 2012 Addendum determined the topography of the proposed sewer lift station site, revised route of the sewer main, and extension of the water line to the CVWD well field are flat and landslides would not be at risk. The development footprint of the 2015 Project would be located within the same footprint analyzed in the Final EIR and the reconfigured Planning Areas would not be at risk of landslides. The existing golf course is located within the middle of the Project site and is located on relatively flat terrain. As such, the existing golf course would not be at risk of landslides. No new or substantially increased significant effects would occur with implementation of the 2015 Project. Mitigation: No mitigation measures are required. Monitoring: No monitoring measures are required.							
15. Gr	ound Subsidence	·					
a)	Be located on a geologic u or soil that is unstable, or the would become unstable as result of the project, a potentially result in grou subsidence?	hat s a and					
Source	es: Riverside County General	Plan, Figure S-7, "Doc	umented Subsidence	e Areas"; Riversi	de County EIR	455.	
<u>Findin</u>	gs of Fact:						
a) The Project area is in an area where it is exposed to considerable ground subsidence due to its proximity to the San Andreas and San Jacinto Fault Zones. The Final EIR determined that although subsidence is not considered to be a significant hazard to the proposed development, impacts associated with subsidence would be less than significant with the incorporation of mitigation measures. The 2007 Addendum determined that because the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR, approval of the Tentative Tract Map would not result in any new significant or substantially more impacts related to ground subsidence. The 2012 Addendum determined the proposed sewer lift station, revised route of the							
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	proposed se	ewer main	and the e	Potentially Significant Impact ktension of the p	Less than Significant with Mitigation Incorporated roposed water line	Less than Significant Impact to the CVWD w	No Impact rell field would	No New Significant or Substantially More Severe Impacts
Adhioo	to less than EIR, include same develo Final EIR. N Project.	significant the existing opment for onew or	. The 2015 ng Desert otprint and substantia	Project would re Dunes Golf Cour alyzed in the Fina Ily increased sign	ation measures liste vert to the approve se, locate the resid I EIR, and adhere to lificant effects wou	d density of 2,25 ential and resor the same mitiguld occur with in	50 units analy: rt and hotel u gation measur mplementatio	red in the Final ses within the es listed in the
					County EIR 455 mi 455 monitoring red			
16. Ot	her Geologic	Hazards	Control of the Contro		10000000000000000000000000000000000000	·		
a)	Be subject hazards, si mudflow, or	uch as						
EIR 45		iverside Ge	eneral Plan	o, Safety Element	Figure S-10, "Dam	Failure Inundati	on Zones"; Riv	verside County
a)		rated in th	ie followin		e and structures fro ould not expose pe			
	concern rela containment Cahuilla is tl Addendum, analyzed in	tive to wa t wall, such ne closest and 2012 a the Final	ter storag n as the wa body of w Addendum EIR, the 2	e facilities becau all of a reservoir, ater to the Proje a determined the 2015 Project site	water body is shak se inundation from water storage tank, ct site, approximate se hazards are not i is located 22 mile ccur with implemen	a seiche can oo dam, or other a ely 22 miles sou known to be on es northeast of	ccur if the way artificial body thwest. The F or near the Pi Lake Cahuill	ve overflows a of water. Lake final EIR, 2007 roject sites. As
	site and surr bluffs on or are not know	ounding a adjacent to vn to be o	reas are ge the site. n or near t	enerally flat with The Final EIR, 200 he Project sites.	ck debris and soil w gradual changes in 07 Addendum, and The land surroundi gnificant effects wo	elevation, and t 2012 Addendun ng the 2015 Pro	here are no m n determined ject site is dev	najor slopes or these hazards veloped and is
			THE RESIDENCE OF THE PERSON OF					

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
	Volcanic Hazard The Final EIR, 2007 Addend the Project site. No know substantially increased sign tion: No mitigation measures oring: No monitoring measure	n volcanoes are loca ificant effects would o are required.	ted in close proxi	mity to the 20:	L5 Project si	be on or near te. No new or
17. Slo	opes				ta t	
a)		or 🔲 ef				
b)	Create cut or fill slope greater than 2:1 or higher than 10 feet?				į.	\boxtimes
c)	Result in grading that affect or negates subsurfact sewage disposal systems?					
County	s: <i>WCVAP</i> , Figure 14, "Weste EIR 455. Ss of Fact:	rn Coachella Valley A	rea Plan Steep Slop	pe"; Project App	lication Mate	rials; Riverside
a) b)	The Project site is located or and fine grading. The Final E not change the topography of to slopes. The 2012 Addendube largely similar when companin, and extension of the construction of slopes. The 2 therefore, mass and fine grad would be included in the lay Project would not significant increased significant effects. As mentioned above, the Procreate slopes due to the exist	IR determined that be proposed water line 2015 Project would redding would be largely sout of the 2015 Project would redding would be largely sout of the 2015 Project would sout of the 2015 Project would occur with impoject site is located or	ecause the Project of features. The 200 velopment footpring The sewer lift stating to the CVWD well wert to the previous similar when compact site and would not be topography of the plementation of the part of the plant a flat terrain. The	would not creat 77 Addendum did at of the resident on site, revised r field would be sly analyzed 2,2! ared to the Final ot be substantial e ground surface 2015 Project. Final EIR detern	e slopes, it the dinot assess in ial and reserve oute of the purple of t	erefore would mpacts related oir sites would roposed sewer ald not involve e Final EIR and, ing golf course rthermore, the r substantially ject would not

d pter		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
	2012 Addendum determined and extension of the proposed would not be expected to implifiat terrain. Changes to the to proposed residential and reso is required and would ensure No. 457 and the CBC would result of the 2015 Project to a than significant with incorpor would occur with implementa There are currently no subsuproject was not expected to related to slopes. The 2012 proposed sewer main, and exa subsurface sewage disposal nor would be located near the would occur with implementation: No mitigation measures are oring: No monitoring measures	construction of the side water line to the Coplement cut or fill slope operations. Compliance that cut or fill slope educe potential impless than significant ation of the 2015 Profession of the properties of the properties. The 2015 Indexion of the 2015 Indexicant of the properties of the properties of the 2015 Index vicinity of such a pation of the 2015 Profession	sewer lift station site. IVWD well field would opes greater than a xisting golf course e with Riverside Colors are manufacture pacts due to change t level. Therefore, some as yet embody of the proposed oped the proposed water line to the project does not projec	e, revised route of the country Building and appropriately. es in topography imilar to the Find or substantially en Project site. The 2007 Addendates wer lift station che CVWD well find pose a subsurfate.	of the proposeep slopes. The 10 feet due match the elected Safety Ordice of and cut and al EIR, impact increased signer Final EIR days did not site, reviseeld would no ace sewage desired slopes. The site of the	ed sewer main, he 2015 Project to the existing evations of the inance No. 457 with Ordinance I fill slopes as a is would be less inificant effects determined the assess impacts and route of the to be located by lisposal system
The state of the s	Result in substantial soil	П		Π	П	\boxtimes
1. \	erosion or the loss of topsoil?					
D)-	Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	Ц	Li		Ш	
c)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?					⊠
			37		EA	No. 42744

The management was the						No New
			- Less than Significant			Significant or Substantially
	Herrican State (1997)	Potentially Significant Impact	with Mitigation Incorporated	Less than Significant Impact	No Impact	More Severe Impacts

Sources: USDA Soil Conservation Soil Surveys; Project Application Materials; Riverside County EIR 455.

- a) The desert's dry climate, extreme temperature fluctuations, and frequent high winds contribute to high rates of soil erosion and transport. Project development of the site would result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. The Final EIR determined with the implementation of best management practices (BMPs) and mitigation measures, impacts related to wind- and water driver erosion would reduce to below a level of significance. The 2007 Addendum determined that the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR; therefore, approval of the Tentative Tract Map would not result in any new significant or substantially more impacts related to soil erosion. The 2012 Addendum determined the proposed sewer lift station site, revised route of the proposed sewer main, and extension of the proposed water line to the CVWD well field would be susceptible to soil erosion and would adhere to the same mitigation measures listed in the Final EIR to reduce impacts to less than significant. The 2015 Project would revert to the approved density of 2,250 units, locate the residential and resort uses within the same footprint, include the existing golf course, and would adhere to the same mitigation measures listed in the Final EIR. Furthermore, the 2015 Project would be required to comply with SCAQMD Rule 402 and Rule 403, which would reduce the amount of dust erosion during construction. Therefore, similar to the Final EIR, impacts would be less than significant with incorporation of mitigation measures. No new or substantially increased significant effects would occur with implementation of the 2015 Project.
- b) Expansive soils become a safety hazard with earth materials that swell and contract depending on the amount of water present. Soils were tested on site and were determined that the Myoma fine sand soils, which underlie the majority of the Project site, contain little or no clay. The Final EIR determined the Myoma fine sand soils to have low potential for shrinking and swelling. The 2007 Addendum determined that the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR; therefore, approval of the Tentative Tract Map would not result in any new significant or substantially more impacts related to soil erosion. The 2012 Addendum determined the proposed sewer lift station site, revised route of the proposed sewer main, and extension of the proposed water line to the CVWD well field consist of Casitas fine sand, which contains little or no clay, and would have low potential for shrinking and swelling. The 2015 Project would develop the single-family and resort residential/hotel uses within the same development footprint analyzed in the Final EIR. No new structures are proposed within the existing golf course. Similar to the Final EIR, the Project would have low potential for shrinking and swelling of the Myoma fine sand soils. No new or substantially increased significant effects would occur with implementation of the 2015 Project.
- c) Impacts related to soil incapable of adequately support the use of septic tanks or alternative waste water disposal systems were not specifically addressed in the Final EIR and the 2007 Addendum. The 2012 Addendum would not utilize septic tanks or alternative waste water disposal system. The 2012 project would utilize a sanitary sewage system that would connect to the CVWD. Similar to the 2012 Addendum, the Project would include a sewer system that would connect to the CVWD for treatment of wastewater. As described above, the 2015 Project site contain sandy soils that contain little or no clay. The sandy nature of the soils permits good percolation of water.

		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
	Accordingly, if an alternative sev and other common, open space, support infiltration into the so implementation of the 2015 Proj	ver system is util , and landscaped ils. No new or s ect.	ized for the 2015 areas throughout substantially incre	Project, irrigatio the site with the eased significant	n of the exis is effluent w effects wo	ting golf course ould be able to
Monito	ntion: Compliance with previously coring: The previously certified Rive					
19. Er						Marie Ma
a)	Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?					
b)	Result in any increase in water erosion either on or off site?					
Source	es: USDA Soil Conservation Service	Söil Surveys.				
<u>Finding</u>	gs of Fact:					
a)	As mentioned previously, the Prevarious construction activities in a would be at or below pre-project construction procedures, and fee Storm Water Pollution Prevention System (NPDES) general construction impacts would be less than significant Tentative Tract Map is less than Tentative Tract Map would not deposition, siltation, or erosion. proposed sewer lift station would County and City of Cathedral City same mitigation measures listed would adhere to the same mitigate to the Project site, these practices site and would prevent depositions ignificant with incorporation of the occur with implementation of the	areas of flat terraint flow rate. With deral, state, and in Plan (SWPPP) action permit, would ficant. The 2007 the number of under the result in any in The 2012 Addered be designed to cordinances and in the Final EIR to the swould keep substitution measures as less would keep substitution measures and mitigation measures as less would keep substitution measures are less would keep substitution mitigation measures are less would keep substitution measures are less would keep wo	in. The Final EIR de the implementation local regulations and its BMPs requ ald minimize the p Addendum deter nits identified in the new or significant adum determined maintain existing regulations. In add to reduce impacts to reduce impacts listed in the Final E stantial amounts of	etermined the floon of mitigation implemented in ired under the notential for erost mined the number Final EIR and or substantially the drainage or flows in complication, all develorelated to water if soil material froil downstream.	w rate at the measures, su conjunction lational Polluion during cober of units, therefore, ay more imparted with expendent would rerosion. The no adjacerom eroding firmpacts wou	residential site ich as standard with the site's ution Discharge instruction and allowed by the approval of the acts related to oir site and the isting Riverside d adhere to the see 2015 Project in water bodies rom the Project Id be less than

				in mail 1990 ann an Aire a C		
		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
	The potential for on-site erosic phase. The Final EIR determin desert landscaping would prov Addendum determined the Prointing indicated a conventional reinforground system stated in the Fisame and would not result in a The 2012 Addendum determine to maintain existing flows in regulations. In addition, the realine to the CVWD well field wou to the Final EIR, would implement the 2015 Project site would incide and through the golf course conditions. Off-site erosion would not create any new on or off site when compared the with implementation of the 200 tion: Compliance with previously pring: The previously certified Riversian and some control of the proviously certified Riversian and the previously certified Riv	red with implement vide soil stability to oject design would broced concrete four inal EIR. However, any new significant ed the drainage on compliance with vised route to the puld be located under measures for ellude flood control fise, as well as to muld not be affected be Project would accew or substantially to the Final EIR. Note 15 Project.	tation of mitigation resist increase in value adhere to the upon dation to be used a regardless of the for substantially mother eservoir and particular and would maintaining water facilities and drainal aintain flows gene by Project develop there to the same increased signification new or substantial flows gene increased significant flows gene for the same increased significant flows gene flows or substantial flows gene flows	water erosion eit lated Geotechnic as an alternative foundation design ore severe impactoroposed sewer liand City of Catlain and the exterd not alter drainal quality and reduced for the mitigation measure effect with resally increased signification measure itigation measure itigati	th as using drawn or official Report fro to the post-ten, impact works to on- or offit station would hedral City on sion of the page. The 2015 lucing erosion educe off-site match existing paved streets ures mention spect to water nificant effectives.	rought tolerant site. The 2007 om 2007, which ension slab-on- uld remain the off-site erosion, ald be designed ordinances and proposed water Project, similar. The design of flows onto the ng off-site flow is that surround and in the Final rerosion either
	ind Erosion and Blowsand om Project Either On or Off e					
a)	Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?					
<u>Source</u>	s: Riverside County General Plan	, Figure S-8, "Wind	Erosion Susceptibi	ility Areas."		
Finding	s of Fact:					
a)	According to the Riverside Co- extremely high wind erodibility. (BMPs) and mitigation measure site, would be less than signific	. The Final EIR deter es, impacts related	rmined with the im to an increase in v	plementation of wind erosion and	best manager d blowsand, e	ment practices either on or off
			40			No. 47744

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
	blow sand, either on or off site. The 2012 Add route of the proposed sewer main, and extens susceptible to high wind erosion and would ad development footprint of the 2015 Project site would incorporate the golf course into the 2015 golf course would continue. No changes would off site that would impact the Project site. Com of wind erosion off site during construction. In measures as listed in the Final EIR. No new implementation of the 2015 Project.	dendum determined sion of the proposed there to the same mit would remain largely 5 Project site. Activitie be made on adjacent upliance with SCAQMI addition, the 2015 Pror substantially incre	the proposed so water line to the tigation measur y similar to that es that currently properties that D dust regulatio Project would act eased significan	ewer lift statione CVWD well res listed in the analyzed in the would increased would reduct the sant effects would restrict which we will restrict a second restrict a second restrict which we will restrict a second restrict a second restrict which we will restrict a second restrict a secon	on site, revised field would be final EIR. The final EIR but erosion on the e wind erosion ce the amount ame mitigation
	ntion: Compliance with previously certified Riversion oring: The previously certified Riverside County E				
	NHOUSE GAS EMISSIONS If the project:			**************************************	
	reenhouse Gas Emissions	a managamanan — — — — — — — — — — — — — — — — — —	N. C. Part Part Part of the State Conference of the St		
a)					
b)	Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				
Source	e: Meridian Consultants, Air Quality Modeling Res	ults, Appendix A.			
Finding	gs of Fact:				
a)	Potential greenhouse gas (GHG) impacts were were prepared. The 2012 Addendum determine construction. GHG emissions during operation reduction from business-as-usual (BAU) conditions 2012 Addendum. Therefore, the project would make a significant impact on the environment, a	ed the project would ns would result in 10 ions, meeting the 30 not generate GHG emi	I result in short- 03,269 MTCO2e percent reduct issions, either di	-term GHG em e per year, or ion threshold irectly or indire	issions during a 39 percent utilized in the

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The County of Riverside adopted a Climate Action Plan (CAP) for unincorporated areas in the County in December 2015. The CAP includes goals and policies to meet the requirements of AB 32 for reducing GHG emissions by 20 percent from 1990 levels by 2020. The CAP contains guidelines to conduct GHG analysis for new projects. The first step when determining significance is to compare the project's GHG emissions to a screening threshold of 3,000 million metric tons of carbon dioxide equivalents (MTCO₂e) for any project. If the project is below the screening threshold, GHG impacts would be less than significant. If the project exceeds the screening threshold, then two options are provided in the CAP to analyze potential cumulative GHG impacts from implementation of a project. The methods include the use of the County GHG Screening Table document, which provides a point based scoring system on project features to reduce GHG emissions, or to conduct two air quality emission model analyses comparing 2011 project levels and project build out levels, to determine if a 25 percent reduction of GHG emissions from the 2011 project levels would occur. For purposes of this analysis, an air quality emission model comparing 2011 levels to Project build out levels was used to assess potential GHG impacts.

The annual net GHG emissions associated with the construction and operation of the 2015 Project are provided in Table 4, Comparison of Operational Greenhouse Gas Emissions. As identified in Table 4, the 2015 Project would generate 27,239.19 MTCO2e/year. When compared to the 2012 Addendum, the Project would generate approximately 76,009.81 MTCO2e/year fewer emissions. Under 2011 conditions, the Project would generate approximately 37,049.05 MTCO2e/year. When compared to the 2011 Project emissions, the 2015 Project would generate approximately 26 percent fewer emissions, exceeding the 25 percent CAP GHG emission threshold. Accordingly, the 2015 Project would result in less than significant GHG impacts. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Table 4
Comparison of Operational Greenhouse Gas Emissions

	Emissions
GHG Emissions Source	(MTCO₂e/year)
Construction (amortized)	169.24
Area	16.72
Energy	15,594.28
Mobile	9,295.95
Waste	169.35
Water	1,993.65
Total 2015 Project Emissions	27,239.19
CAP 2011 Emissions	37,049.05
2012 Addendum Emissions	103,249.00

MTCO2e = metric tons of carbon dioxide emissions.

Source: CalEEMod.

Notes: Emissions calculations are provided in Appendix A, Air Quality Modeling Results. Totals in table may not appear to add exactly due to rounding in the computer model calculations. The emissions of the Project represent the net difference between the existing greenhouse generated uses that would be removed and the Project greenhouse gas emissions.

		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
	As mentioned previously required at the time the project is consistent with 30 percent from BAU and Impacts would be less the percent when compared to measures that exceed Tit incorporate low flow water not conflict with an application greenhouse gases. There circumstances, or more section: No mitigation measures to measures.	Final EIR and 2007 Add the goals of AB 32 beca would not conflict with an significant. The 2019 to 2011 conditions. Furtile 24 requirements, in the features in residential table plan, policy, or residential table plan, policy, or residential table plan, policy, or residential table plan, policy, plan, policy, plan, policy, plan, policy, plan, policy, plan, pl	dendum were preparate the projects Go the state's ability to Project meets the hermore, the 2015 accorporate water elevants, etc., as identification adopted for sidered less than a supplemental projects of the project of the projec	ared. The 2012 HG emissions volume the recounty's CAP Project would inficient landsca ified in the CAP or the purpose significant. No	Addendum do vould be reduction target GHG target rencorporate end ping and irrigate. Project develof reducing the new informational developments of the control of the cont	etermined the ced more than s under AB 32. eduction of 25 ergy reduction ation systems, opment would e emissions of
	DS AND HAZARDOUS MAT					
	the project:					
	zards and Hazardous Iterials					
a)		the the or				
b)	Create a significant hazard the public or environment throuse reasonably foreseeable up and accident condition involving the release hazardous materials into environment?	the ugh uset ons of				
c)	Impair implementation of physically interfere with adopted emerge	an				\boxtimes
de regg un			43	Χ	FA	No. 42744

		·				
		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
	response plan or an emergency evacuation plan?		,			
d)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?					
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?					
	s: Project Application Materials; s of Fact:	Riverside County El	IR 455.			
a)	The Final EIR determined that significant hazard to the public Tentative Tract Map would invalid hazardous substances. Howeve would not present the potentic determined the proposed sewer proposed water line to the CVW would not generate hazardous materials. The 2015 Project would pesticides, herbicides, or other existing golf course would conting golf course. Resort residential hazardous substances related to state, and local regulations. Sin hazard to the public. No new intimplementation of the 2015 Protection of the 2015 Protection of the 2015 Protection of the Einal EIR determined that the	ic. The 2007 Addervolve uses such as er, the nature and vial to create a signification site, read to would its materials nor include similar rear common hazardo sinue to adhere to exuses would include to these uses. Use omilar to the Final Eformation, changed oject.	chemical cleaner chemical cleaner colume of such suificant public or exised route of the not create a signification of the routine esidential uses the cus substance to existing regulation in these substances of these substances of circumstances, of the columns of the columns of the columns of the columns of the cum of the columns of t	d the residential rs, pesticides, her obstances associated environmental haze proposed sewer ficant hazard to the transport, use, at would involve the those previously as for pesticide and more chemical cless would be required to the requirement of the period of the requirement	land uses all bicides, or of ed with the rezard. The 201 main, and extending because or disposal eneuge of chemanalyzed. In the disposal eneuge of the ed to comply all disposal eneuge of the ed to comply al	lowed by the ther common esidential use 12 Addendum tension of the use operation of hazardous nical cleaners, addition, the use within the ther common with federal, a significant occur with the
b)	The Final EIR determined that the					

	No New
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	Significant
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the 500-gallon above ground fuel storage tank for gasoline and diesel fuels at the Desert Dunes Golf Course is located within a bermed containment area, avoiding spillage to the work area. Also, there were no National Priority Sites located within 1 mile of the Project site. Therefore, no impacts were expected to occur. The 2007 Addendum determined that due to the evidence found in the two Environmental Assessments prepared for the Final EIR, no issues associated with hazardous materials would significantly affect the development or operation of land uses allowed by the Tentative Tract Map. Impacts associated with the Tentative Tract Map approval would be insignificant and no additional analysis was necessary. The 2012 Addendum determined impacts to hazardous materials during construction or occupancy of the residential and reservoir site would result in similar impacts identified in the Final EIR. Development of the 2015 Project site would occur within the same development footprint analyzed in the Final EIR and, therefore, impacts to hazardous materials during construction or occupancy of the project would remain the same as the Final EIR. Incorporation of the existing golf course into the 2015 Project would also include the 500-gallon above ground fuel storage tank. The tank would remain within the bermed containment area to avoid spillage to the work area. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

- c) The Final EIR determined the Project would not hinder or conflict with any adopted emergency response or evacuation plan. The 2007 Addendum determined construction of the land uses proposed in the Tentative Tract Map would not obstruct adjacent roadways and, therefore, would not physically interfere with an adopted emergency response plan or emergency evacuation plan. The 2012 Addendum determined the proposed sewer lift station site would not hinder or conflict with any adopted emergency response or evacuation plan. Construction of the proposed sewer main and the extension of the proposed water line to the CVWD well field would result in temporary impacts to traffic; however, no permanent changes to the roadways would occur because the improvements would be located underground. The 2015 Project includes adequate access for emergency response vehicles and personnel during occupancy, as developed in consultation with County Fire personnel. Therefore, the 2015 Project would not impair the implementation of or physically interfere with an emergency response plan and/or emergency evacuation plan. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- d) The nearest schools to the Project site are the Bubbling Wells Elementary School, located at 67501 Camino Campanero in Desert Hot Springs, approximately 1.47 miles to the north, and the Desert Springs Middle School, located at 66-755 2 Bunch Palms Trail in Desert Hot Springs, approximately 1.92 miles north of the Project site. The Final EIR determined the approved Project site would not be located within one-quarter miles of a school. The 2007 Addendum determined impacts to land uses allowed by the Tentative Tract Map would not be located within one-quarter mile of a school. The 2012 Addendum determined the proposed sewer lift station site, proposed sewer main, and extension of the proposed water line to the CVWD well field would not be located within one-quarter mile of a school. The 2015 Project site would be located in the same location as the site analyzed in the Final EIR. Accordingly, similar to the Final EIR the 2015 Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- e) The Final EIR and 2007 Addendum determined that there was no evidence found to suggest the site is located on site that would emit hazardous materials. The 2012 Addendum determined the proposed sewer lift station site, revised route of the proposed sewer main, and extension of the proposed water line to the CVWD well field

	would not be located on a list of reconfigure the Planning Areas course into the site. As determine on a list of hazardous materi information, changed circumstate Project.	within the footpr ned in the Final EIR, als sites compiled	int analyzed in the the 2015 Project w d pursuant to Gov	Final EIR and i yould not be located the second in the sec	ncorporate to ated on a site Section 659	he existing golf that is included 962.5. No new
	tion: No mitigation measures are	•				
	oring: No monitoring measures a	e required.			skielde av voor de het het het het het het het het het he	
23. Air a)	Result in an inconsistency with an Airport Master Plan?					×
b)	Require review by the Airport Land Use Commission?					×
c)	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?					
d)	For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?					⊠
Source	s: WCVAP, Figure 4 "Western Coa	ichella Valley Area	Plan Overlays and	Policy Areas"; F	Riverside Cou	nty EIR 455.
Finding	s of Fact:					
a)	The Palm Springs International A the Project site is within the fli boundaries of the Airport Maste	ght path of the Pa	alm Springs Intern	ational Airport,	it is not loca	ted within the
	·	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	AC			

			Less than Significant			No New Significant or Substantially
		Potentially Significant	with Mitigation	Less than Significant	No	More Severe
	Maria Dia The 2007 Add a	Impact	Incorporated	Impact	Impact	Impacts
b)	the production of the tree	ed in the Final E or substantially nate of the propose hin the boundarie the boundarie apacts would occupiect site is not	ilk; therefore, app nore impacts. The ed sewer main, and ies of the Airport N s of the Airport N ur with the implen located within th	roval of the Ten 2012 Addendur I extension of the Master Plan. Simi Master Plan. No nentation of the e vicinity of an	tative Tract N m determined e proposed w llar to the Fina new informa 2015 Project. y public or p	Map would not a the proposed ater line to the al EIR, the 2015 ation, changed arrivate airport;
	therefore, it would not require rev circumstances, or more severe im					
c)	See response to Section 23(a) and public use airport that would resaddition, the proposed 80-foot to would include nighttime lighting a circumstances, or more severe im	d (b), above. The sult in a safety l ower and archite along the roof to	Project site is not hazard for people ctural elements w alert any air traffi	located within a residing or wor ould be below t ic in the area. No	2 miles of a puking in the Phe flight path one information.	ublic airport or roject area. In elevation and ation, changed
d)	See response to Section 23(a), (b) airstrip, or heliport, and would no new information, changed circum 2015 Project.), and (c), above t result in a safet	. The Project site in ty hazard for peopl	s not located wi	thin the vicini rking in the Pi	ity of a private roject area. No
Mitiga	tion: No mitigation measures are re	quired.				
Monito	oring: No monitoring measures are	required.				
24. Ha	zardous Fire Area					en and en and an analysis and a
a)	Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?					
Source	: WCVAP, Figure 12, "Western Coac	hella Valley Area	a Plan Wildfire Sus	ceptibility."		
Finding	s of Fact:					
a)	According to the Western Coache wildfire susceptibility. The Project					
					**************************************	Common Street and Common Street and Common Common Street and Common Common Street and Common Common Street and Common Com

	and west and areas of very lo					
Mitiga	would not expose people or sandy soils on each of the site Map approval would not cau proposed sewer lift station site line to the CVWD well field wo people or structure to risks assanalyzed in the Final EIR and winto the site. The 2015 Project which contains provisions for particular to a significant risk adjacent to urbanized areas of circumstances, or more severe tion: No mitigation measures are	es. The 2007 Adden use any new or mo e, revised route of the old be located withing sociated with wildlar rould incorporate the ct would be required prevention of fire has k of loss, injury, or where residences e impacts would occ	ndum determined in the significant impains the proposed sewer in a very low wildliftend fire. The 2015 Place existing golf count of to adhere to Rivarards. Therefore, the death involving will are intermixed with the significant of the signif	impacts associa acts. The 2012 r main, and exte e zone and wou roject would be se, designated f erside County (the 2015 Project ildland fires, in th wildlands. N	Addendum de Addendum de ension of the puld not be expe- e located within for low wildfire Ordinance No. t would not expected in expected in the pull to new informatics.	Tentative Tract etermined the roposed water exted to expose in the same site existently, and CBC, pose people or exidlands are ation, changed
Monito	oring: No mitigation measures and oring: No monitoring measures and oring measures and original measures are original measures.	·				
Would	DLOGY AND WATER QUALITY the project:		alanditi Air Air		····	
25. Wa	ater Quality Impacts					
a)	Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on or off site?					
b)	Violate any water quality standards or waste discharge requirements?					
. c)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local				The second secon	
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		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
	groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?					
d)	Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?					
e)	Place housing within a 100- year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?					
f)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?					\boxtimes
g)	Otherwise substantially degrade water quality?					\boxtimes
h)	Include new or retrofitted storm water 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/or odors)?					

						No New Significant
		Potentially	Less than Significant with	Less than		or Substantially More
		Significant Impact	Mitigation incorporated	Significant Impact	No Impact	Severe Impacts

Source: e) Western Coachella Valley Area Plan, Figure 11, "Western Coachella Valley Area Plan Flood Hazards."

- a) As mentioned previously, the Project site is flat and implementation of the Project would involve grading and various construction activities in area of flat terrain (see Response 19a). The Final EIR determined the flow rate of storm water through the residential site would be at or below pre-project flow rate. With incorporation of mitigation measures, impacts would be reduced to less than significant. The 2007 Addendum determined to adhere to all design recommendations contained in the updated Hydrology study prepared in 2007, resulting in similar impacts. The 2012 Addendum determined the drainage at the reservoir and the proposed sewer lift station site would be designed to maintain existing flows and in compliance with existing Riverside County and City of Cathedral City ordinances and regulations. In addition, the revised route of the proposed sewer main and extension of the proposed water line to the CVWD well field would be located underground and would not alter drainage. The Project site is subject to flooding from Long Canyon to the northeast, Morongo Wash to the northwest and west and Desert Hot Springs Creek (Verbona Wash) from the north, which also flows north to south through the existing golf course. All off-site tributary storm runoff from the north, northwest and northeast would be conveyed through surface sheet flow drainage channel facilities within the Project site along the west (Palm Drive Channel), north (18th Avenue Channel) and east (Bubbling Wells Channel) property lines and through the existing golf course (Golf Course Channel), ultimately outletting beyond 20th Avenue. The 2015 Project's flood control facilities would be constructed in phases corresponding with the construction of the residential and resort land use components, in order to provide necessary flood control protection for development phases as implemented by tract maps and/or plot plans. Each development phase would provide flood control infrastructure for flood conveyance and protection of the project's structures. On-site drainage would also be conveyed through portions of the existing golf course to the development's flood control facilities. The 2015 Project would be in compliance with State Water Board erosion control requirements and would result in less than significant impacts during construction. In addition, the Project would adhere to same mitigation measures listed in the Final EIR. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- b) The Final EIR determined with incorporation of mitigation measures, such as implementing BMP measures to reduce water quality issues, would reduce impacts associated with water quality. The 2007 Addendum determined to adhere to all design recommendations contained in the updated Hydrology study prepared in 2007, resulting in similar impacts. The 2012 Addendum determined all construction including the proposed sewer lift station, revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be required to adhere to the National Pollution Discharge Elimination System (NPDES) requirements. Similar to the Final EIR, the 2015 Project would implement BMP measures to reduce off-site water quality issues during construction to less than significant levels. The 2015 Project would include on-site storm water drainage system with drainage swales and retention basins. The existing golf course would include modifications and improvements for the site's drainage basins. The retention basins would conform to the MS4 Whitewater River Watershed Municipal Stormwater Program. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

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Significant	Mitigation Significant	No Sèvere
Impact	Incorporated Impact	Impact Impacts

- c) The Mission Creek Subbasin is a large but finite groundwater aquifer, which serves as the primary water resource for the Desert Hot Springs area and the subject property. The Project site would utilize potable water from the CVWD, which in turn uses a mixture of Colorado River water and groundwater to supplement demand within the CVWD service boundaries. The CVWD has numerous groundwater recharge facilities within the Coachella Valley to offset the lowering of the groundwater table. The Final EIR determined the Project would contribute an overall increase in annual demand for groundwater, resulting in overdraft conditions for the Mission Creek Subbasin. With incorporation of mitigation measures, the Project would result in significant and unavoidable impacts to groundwater levels. The 2007 Addendum determined to adhere to all design recommendation contained in the updated Hydrology study prepared in 2007, resulting in similar impacts. The 2012 Addendum determined no groundwater pumping would occur for the proposed sewer lift station, revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field. In addition, fewer residential units would be constructed, thus reducing the amount of groundwater pumped for domestic use. As discussed in Section 45 Water, the 2015 Project would demand less water than the approved project. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- d) Drainage in the Project area is uniformly level from north to south, with elevations ranging from 810 feet at the northeast corner to 690 feet at the southwest corner of the residential site, and from 960 feet at the northeast corner to 920 feet at the southwest corner of the reservoir site. The Final EIR determined with incorporation of mitigation measures, impacts would be reduced to less than significant. The 2007 Addendum determined to adhere to all design recommendations contained in the updated Hydrology study prepared in 2007, resulting in similar impacts. The 2012 Addendum determined drainage to the reservoir would be constructed to Riverside County standards. All drainage improvements and measures would remain unchanged. The 2015 Project would be designed to include a comprehensive drainage system that collects storm flows, retains the increase in post-development flow, and discharges the surface water at predevelopment levels. The 2015 Project includes flood control facilities, which would treat and retain incremental surface water runoff, within the open space areas along the perimeter of the site and through the existing golf course. The retention basins would conform to the Riverside County Flood Control District and Water Conservation District. Similar to the Final EIR, impacts would be less than significant with incorporation of mitigation measures. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- e) The Final EIR determined the residential site is subject to flooding from the Big Morongo Wash drainage located west of Palm Drive. In addition, the storm drainage system on the residential site would be designed to accommodate maximum 100-year floods from the Long Canyon and Morongo drainages. Also, building pads on the residential site would be constructed out of the 100-year flood plain pursuant to FEMA-approved CLOMR/LOMR applications. The 2007 Addendum would adhere to all design recommendations contained in the updated Hydrology study prepared in 2007, resulting in similar impacts. The 2012 Addendum determined the proposed sewer lift station site would not be located within a 100-year flood plain. The revised route of the proposed sewer main and extension of the proposed water line to the CVWD well field would be located underground and would not be affected by flooding. The 2015 Project would be graded to protect all building pads from a 100-year flood event, in accordance with the CBC, and the on-site storm drain system would convey these flows through the site. The existing golf course clubhouse is located outside of the floodplain, and the proposed storm drainage system would direct flows away from the structure. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

						-
		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
f)	See Responses 25(d) and (e)	above. No new inform	nation, changed c			impacts would
g)	. ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	h 25(e) above. No new	information, cha	inged circumstan	ces, or more	severe impacts
h)	would occur with the implei Impacts related to new or		-	ntroi Roct Mana	gament Drac	tices were not
Monito	specifically addressed in the reservoir site and proposed of Cathedral City standards proposed water line to the vectors, or odors. The 2015 Equality basins in accordance The on-site drainage facility population and/or odors. The effects. Existing operations circumstances, or more sevention: Compliance with previous oring: The previously certified	sewer lift station site. In addition, the revision, the revision of the control o	would be constructed route of the docated und sed to treat storm ounty Flood Contained by the Hocurrently employeder to reduce ver with the impless County EIR 455 m	proposed sewer lerground and not water runoff via rol District and vimeowners. Associated vector control ector control. Not mentation of the nitigation measure.	to Riverside Commain and exot cause pondivegetated swarer Conserciation to make to minimize new informations Projectores.	county and City stension of the ding, increased vales and water vation District. Sinimize vector environmental ation, changed
	oodplains			-		
Degree Suitabi	e of Suitability in 100-Year Floo ility has been checked.	odplains. As indicated i	n the following, t	the appropriate (Degree of	
	lot applicable 🔀	U – Generally Unsu	uitable 🗌	R – Restrict	ed 🔲	
a)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, of substantially increase the rate or amount of surfaction runoff in a manner that would result in flooding on of off site?	of g e or e e e				
b)	Changes in absorption rate or the rate and amount of surface runoff?					
c)	Expose people or structure to a significant risk of loss injury, or death involvin	<u> </u>				
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		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
	flooding, including flooding as the result of the failure of a levee or dam (Dam Inundation Area)?					
d)	Changes in the amount of surface water in any water body?					

Sources: Western Coachella Valley Area Plan, Figure 11, "Western Coachella Valley Area Plan Flood Hazards." and Figure S-10, "Dam Failure Inundation Zone"; Riverside County EIR 455; Flood Hazard Analysis and Flood Control Plan for Tract 31789, Solera at Desert Dunes, Riverside County, California (PACE July 2015).

- a) See discussion for Items 25(e) & (f), above The Final EIR indicated that impacts associated with flooding would be less than significant with the incorporation of mitigation measures. The 2007 Addendum determined implementation of the Project would adhere to the design recommendations contained in the 2007 hydrology report. The 2012 Addendum determined building pads for the residential site would be constructed pursuant to FEMA-approved CLOMR/LOMR applications. In addition, the new sewer lift station and the proposed infrastructure to be constructed along the revised route of the proposed sewer main and extension of the proposed water line to the CVWD well field would not be located within a dam inundation zone and be affected flooding. The 2015 Project would be required to construct storm drain and/or other flood control devices by the Riverside County Flood Control and Water Conservation District for development of the site and are enforced through the County's standard conditions of approval. Similar to the Final EIR, the 2015 Project would include building pads for residential and resort residential uses, including the hotel, would be constructed pursuant to FEMA-approved CLOMR/LOMR applications. The existing golf course clubhouse would remain in its current location, and the proposed facilities within the Project site would ensure that additional on- or off-site flooding would not occur. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- b) See Response 26(a) above. Incorporation of the existing golf course would provide additional open space opportunities to increase absorption rates and decrease surface runoff. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- c) See Response 26(a) above. The proposed drainage facilities within the Project site would ensure flooding from dam or levee failure impacts would be less than significant. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- d) The nearest major body of water, Lake Cahuilla, is located approximately 22 miles to the southeast. The Final EIR and 2007 Addendum did not specifically address impacts related to changes in the amount of surface water in any water body. The 2012 Addendum determined given the distance, surface water levels at Lake Cahuilla would not be affected by stormwater generated by the Project. Therefore, no impacts would occur. Similar to the Final EIR, the 2015 Project would not cause changes in the amount of surface water in any water body. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
	gation: Compliance with previously obtained: The previously certified Riversians.		·	•		
	D USE/PLANNING old the project:					
	a) Result in a substantial alteration of the present or planned land use of an area?					⊠
k	sphere of influence and/or within adjacent city or county boundaries?					
	ces: (a) Riverside County General Plains	an; (b) WCVAP; (c)) Project Application	on Materials.		
•	The Project site is located in an residential and reservoir sites ar Addendum determined the apsubstantially severe impacts to station is located within the city permitted conditional use. In accordance proposed water line to the CVW these proposed uses are located would include single-family resimith the Medium High Density I would be included within the Scresort residential units and the resort residential units are a spector for rental for periods of up to 30 covenants of the purchase and term rentals would pay TOT to amenities, including swimming aboutique hotel, as well as by the Amendment is also proposed the Planning Area 1 to CT to reflect to oriented uses, such as hotels are	re within the Sphei proval of the Ten land use compatible y limits of the City didition, the revise /D well field would d along existing ro- idences at a densi Residential (MHDF pecific Plan Amen 50-room boutique ecialized residential consecutive days sale agreement to the County of Riv pools, available for e residents of Plan to change the Ge the planned resort	re of Influence (SC Itative Tract Map oility. The 2012 Advolved Tract Map oility. The 2012 Advolved Tract Plann of Cathedral City of not affect plann of the produced Trange of 5 to 8 of 10 of	OI) of the City of E would not resuldendum determinated is zoned for poposed sewer maked land uses on a dwelling units pation. The existinated as Open Special designated as C ts would be individually managed resolution to the SP Use designation es allowed by this	Desert Hot Sp It in any new ined the proper r open space ain and the e adjacent proper ould occur. The per acre, which g Desert Durb ace—Recreat ommercial To ridually owned its would be a rt rental proper a would conteres or e resort reside Amendment, for the south	rings. The 2007 or significant or cosed sewer lift use, which is a extension of the perties because the 2015 Project ch is consistent thes Golf Course ion (OS-R). The purist (CT). The ed but available required by the gram. All shortain a variety of the ential units and a General Plantern portion of include tourist-

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
b)	use and zoning designations and Density Residential uses to the ea occur with the implementation o See Response 28(a) above. The 2	ast. No new inforn of the 2015 Project	nation, changed ci t.	ircumstances, oi	r more severe	impacts would
	golf course would remain designal Proposed uses would be of simil (4,000 to 7,000 square feet) that acre). No new information, coimplementation of the 2015 Projection: No mitigation measures are repring: No monitoring measures are	ated OS-R, which i lar density (5 to 8 in uses proposed o changed circums ject.	s a similar designa I dwelling units po within the Desert	ation of the Dese er acre) and slig Hot Springs SO	ert Hot Springs ghtly larger sin I (up to 5 dwe	land use plan. gle-family lots elling units per
28. Pla	anning	The second secon		Control of the second of the s		
a)						
b)	Be compatible with existing and planned surrounding zoning?		. 🗆			\boxtimes
c)	Be compatible with existing and planned surrounding land uses?					
d)	Be consistent with the land use designations and policies of the <i>Comprehensive General Plan</i> (including those of any applicable Specific Plan)?					
e)	Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?					☒
	e: (a) Riverside County Planning Dep ker & Associates, Inc.	partment, Zone De	escriptions & Requ	irements. Movid	la Desert Dune	es Specific Plan,
		The state of the s		and an anti-state of the state		

	Sec. 27.			2. (1)
				No New Significant
	Less than			OL SIBILITATIVE
	Significant			Substantially
Potentially Significant	with Mitigation	Less than Significant	No	More Severe
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- a) The Project site is designated as Medium Density Residential (MDR) as reflected on the Specific Plan land use plan. The Final EIR determined the residential site and open space conservation parcel is designated as a Specific Plan (SP) Zone, which would require a Change of Zone (CZ) to accommodate the Project Specific Plan. The 2007 Addendum determined approval of the Tentative Tract Map would not result in any new or significant or substantially more severe impacts to land use compatibility, due to the decrease in the number of units allowed by the Tentative Tract Map. The 2012 Addendum determined the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not conflict with local zoning or planned land uses along these routes because these uses are located along existing roadways. Therefore, no impacts would occur. The Riverside County General Plan designates a portion of the site surrounding the existing golf course as MDR with a density range of 2 to 5 dwelling units per acre, and the balance of the site as Open Space-Recreation (OS-R). As part of the Specific Plan's entitlement, the site's General Plan land use designations will be reconfigured and changed to primarily MHDR in the north portion, and to CT and OS-R in the south and central portions of the Project site, respectively. South of 20th Avenue, the 25-acre parcel will remain Rural Desert (RD) as currently designated. For the project's residential component, the proposed minimum lot sizes for the singlefamily homes would range from 4,000 to 7,700 square feet. Along with traditional single-family homes, a variety of residential product types may be constructed in the residential component subject to an approved plot plan application including alley loaded, courtyard cluster, zero-lot line and paired homes. In addition to the residential neighborhoods, other resort residential uses would cover the balance of the Project site, including 900 resort residential units, 50-room boutique hotel. Resort residential units would be individually owned; however, the property owner has the ability to rent out the unit through a centrally managed rental program for short-term (less than 30 days). Short-term rentals would be subject to applicable Transient Occupancy Tax. The existing golf course would be included in the Specific Plan amendment and designated OS-R. Combining the residential, resort residential, and golf course components, the 2015 Project would development up to 2,250 units along with a 50room boutique hotel and golf-course over approximately 649.6 acres. Overall, the 2015 Project would have an average residential density of less than 5.0 dwelling units per acre, which is consistent with the MDR and MHDR land use designations, along with hotel and golf course uses that are consistent with the CT and OS-R land use designations. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- b) Properties surrounding the residential site, open space conservation parcel, and reservoir site are zoned W-2, Controlled Development, with the exception of properties to the east of the residential site which are zoned R-1, One-Family Dwelling. The Final EIR determined the Project would be compatible with these uses. The 2007 Addendum determined approval of the Tentative Tract Map would not result in any new or significant or substantially more severe impacts to land use compatibility, due to the decrease in the number of units allowed by the Tentative Tract Map. The 2012 Addendum determined the proposed sewer main and the extension of the proposed water line to the CVWD well field would not conflict with local zoning and planned land uses on adjacent properties because these uses are located along existing roadways. In addition, future projects proposed around the Project site would be revised by the County of Riverside, City of Desert Hot Springs, and/or City of Cathedral City for compatibility with the residential use contained with the Specific Plan area. Therefore, no impacts would occur. The uses surrounding the Project site include scattered single-family residential development. As discussed

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Potentially	with Less than More
Significant	Mitigation Significant No Severe
Impact	Incorporated Impact Impacts

in Response 28(a), the 2015 Project would include single-family uses at an average of 5 dwelling units per acre on 4,000 to 7,700 square foot lots, similar to nearby existing uses. The golf course would remain designated as OS-R. The resort residential and hotel uses would be clustered around the existing golf course, with landscaping along the edges of the site to provide distance and a buffer from the existing uses to the south and east. The building heights for tower and architectural vertical treatments of the hotel would break up building massing and provide for the concealment of cellular equipment/communications. The landscaping and location of the resort uses around the golf course would provide a transition between the MDR uses and the proposed MHDR and CT uses. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

- c) The Final EIR determined that with incorporation of one mitigation measure, which requires the County to ensure all potential land use incompatibilities are reduced prior to approval of the Specific Plan, impacts associated with land use compatibility would be less than significant. The 2007 Addendum determined approval of the Tentative Tract Map would not result in any new or significant or substantially more severe impacts to land use compatibility, due to the decrease in the number of units allowed by the Tentative Tract Map. The 2012 Addendum determined the proposed sewer lift station would be located on a vacant desert land with no existing development located in the vicinity of the Project site. In addition, infrastructure on the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be located underground and compatible with land uses on adjacent properties. The 2015 Project would revert the approved density of 2,250 units analyzed in the Final EIR and remove the active-adult age-restriction component from the Project. These uses would be designed consistent with the Specific Plan Design Guidelines to ensure a compatible transition to land uses on adjacent properties. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- designations would be less than significant. The 2007 Addendum determined the approval of the Tentative Tract Map would not result in any new or significant or substantially more severe impacts to land use designations, due to the decrease in the number of units allowed by the Tentative Tract Map. The 2012 Addendum determined the sewer lift station site has been designated by the City of Cathedral as Open Space—Public; however, the site's zoning designation does allow public utility structures as a conditional use. In addition, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be located along existing roadways and would be consistent with land use designations on adjacent properties. The 2015 Project would comply with policies of the General Plan. The existing golf course would be designated as OS-R in the Specific Plan amendment, consistent with current zoning and land use designations. The resort residential uses would be consistent with the County's CT designation. The resort hotel would be designed consistent with the Design Guidelines of the Movida Specific Plan. The clustered resort uses around the golf course would minimize any adverse visual impacts across the site. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- e) The Final EIR determined the development would constitute as an extension of existing residential development patterns in the immediate vicinity. The 2007 Addendum determined approval of the Tentative Tract Map would not result in any new or significant or substantially more severe impacts. The 2012 Addendum determined the sewer lift station would not disrupt or divide an existing community due to its location on vacant desert land. In addition, the revised route of the proposed sewer main and the extension community because the routes are

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		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts			
t t ii e ii <u>Mitigatio</u>	leveloped as roadways. Therefore the disruption or division of the same as the 2012 Addendurn the Final EIR. The proposed existing golf course would be impacts would occur with the increase are not more than the incre	f a community. In a im. The 2015 Project d uses would be de designated OS-R. N implementation of t e required.	ddition, the sewer t would revert to t esigned consistent to new information	r lift station and the approved de t with the MHD	reservoir site nsity of 2,250 R and CT des	would remain units analyzed signations. The			
	RESOURCES e project:					and the second s			
	ral Resources		Novel or entirely group provides in the gas passes and passes preserves.		CONTRACTOR DESCRIPTION				
a n b	result in the loss of vailability of a known nineral resource that would be of value to the region or the residents of the State?			. 🗌					
a ir re lo	result in the loss of vailability of a locally mportant mineral resource ecovery site delineated on a pical general plan, specific lan, or other land use plan?					☒			
k c	e an incompatible land use ocated adjacent to a State lassified or designated area r existing surface mine?		. 🗆						
h e	xpose people or property to azards from proposed, xisting, or abandoned uarries or mines?								
Source: (a	Source: (a) Riverside County General Plan, Multipurpose and Open Space Element, Figure OS-6, "Mineral Resource Zones."								
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		Less than Significant			No New Significant or Substantially
	Potentially Significant Impact	with Mitigation Incorporated	Less than Significant Impact	No Impact	More Severe Impacts

- a) The General Plan identifies policies that encourage protections for existing mining operations and for the appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroachment on existing extraction. According to the General Plan, the Project site is in an area designated as an area containing mineral deposits (MRZ-3 zone); however, the significance of the deposit is undetermined. The Final EIR would not 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. The 2007 Addendum determined the proposed Tentative Tract Map would not inhibit the extraction of mineral resources, given that the Planning Area is characterized by urban development. The 2012 Addendum determined the proposed sewer lift station would be located in an MRZ-3 zone; however, there would not be a substantial amount of loss of minerals due to the size of the site (0.28 acres). In addition, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not affect mineral sources because these routes are developed as roadways. The 2015 Project would revert to the approved density of 2,250 units analyzed in the Final EIR, and would be located within the area analyzed in the Final EIR, which was identified as an area potentially containing mineral resources (MRZ-3 zone). Where no information is available, no impacts to known mineral resources would occur. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- b) See Response 29(a). The 2015 Project would not 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. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- c) The land adjacent to the Project site is located within an MRZ-3 zone, which contains undetermined mineral resources. The Final EIR and 2007 Addendum did not address hazards associated with mineral extraction. The 2012 Addendum determined it would be unlikely for mining activities to occur next to the residential and reservoir sites because the area is characterized as urban development. The site of the proposed sewer lift station would be compatible with mining activities or surrounding uses, if they were to occur adjacent to the site. In addition, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not be affected by mining activities because the routes are developed along roadways. As previously described, the 2015 Project site is located in an area characterized by urban development and mining activities would be unlikely to occur adjacent to residential uses. The 2015 Project would be compatible with the proposed zoning designations and with the adjacent uses to the north, east, and south. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- d) No existing or abandoned quarries or mines exist in the area surrounding the Project site. The Final EIR and 2007 Addendum determined the Project would not propose any mineral extraction. The Final EIR determined the proposed sewer lift station would be compatible with mining activities or surrounding uses, if they were to occur near the site. In addition, the proposed sewer main and the extension of the proposed water line to the CVWD well field would not be affected by mining activities because these routes would be developed along roadways. As described previously, the site is not located near an abandoned quarry or would be located near a proposed quarry or mine due to the residential and urbanized nature of the area. Similar to the Final EIR, the 2015 Project

would not expose people or p new information, changed circ 2015 Project. <u>Mitigation</u> : No mitigation measures are	umstances, or more	Less than Significant with Mitigation Incorporated from proposed, ex	Less than Significant Impact kisting, or aband vould occur with	No Impact loned quarrie o the impleme	No New Significant or Substantially More Severe Impacts s or mines. No					
Monitoring: No monitoring measures are required.										
NOISE Would the project: Where indicated, the appropriate Noise NA – Not Applicable	A – Generally Acce	eptable B –	cked. Conditionally Ac	ceptable						
C – Generally Unacceptable 30. Airport Noise	D – Land Use Disco	ouraged								
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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: (a) Riverside County General Parkiverside County EIR 455. Findings of Fact: a) The closest airport to the Project of the site. The Final EIR determination outside of the airport's land use	t site is the Palm Spi mined the Project s	rings Internationa ite is within the a	l Airport, approx airport's flight tr	imately 5 mile acks or patte	es to the south erns, however,					

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<u>Mitie</u>	would not result i of units allowed b not located within infrastructure pro to the CVWD well the 2015 Project resort hotel, and a site is located outs International Airp Project area to es would occur with D) See Response to 3	in any new signification the Tentative Tentation Tentati	icant or substar Tract Map. The nd use plan, and revised route of located undergothe development Planning Areas It's land use plant is Final EIR, the evels. No new it tion of the 2015 ed previously, the changed circums ct.	or Addendum determinially more severe a 2012 Addendum de de uses for the site of the sewer main auground and would nent of 1,350 single-fato include the existent and is at a distance a 2015 Project would information, change	rmined approval e impacts due to determined the p would not be se and the extension not be sensitive to family dwelling u sting golf course. ce greater than 2 ld not expose per ged circumstance not located withi	I of the Tentar the decrease proposed sewe ensitive to noise to noise. Impl units, 900 reso Similar to the miles from the eople residing a tes, or more s	ative Tract Map in the number wer lift station is ise. In addition, osed water line blementation of cort units and a ine Final EIR, the ine Palm Springs or working the severe impacts
<u> </u>	Railroad Noise						
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	<u>ce</u> : <i>WCVAP</i> , Figure 7 "	'Circulation"; Rive	erside County E	EIR 455.		All de la constitución de la con	
<u>Mitig</u>	railroad alignment Tentative Tract Minoise, due to the determined the p alignment and wo route of the sewer since it would be analyzed in the Fingolf course. Simila Railroad and, as su	t would not cause ap would not res decrease in the proposed sewer I ould not contain r main and the ex located underground ar to the Final EIF uch, would not be ects would occur v	e any noise rela sult in any new number of uni lift station wou noise sensitive xtension of the ound. The 2015 figure the resid R, the 2015 Pro e impacted by r	Union Pacific Railro ated impacts. The 20 or significant or su nits allowed by the build be located ove e uses. In addition, water line to the CO 5 Project would revidential and resort Placet site would be railroad noise. No numentation of the 20	2007 Addendum ubstantially more Tentative Tract er 1 mile northe, infrastructure power to the approperation Areas, as a located 2 miles new information,	determined a re severe impa : Map. The 20 east of the ne proposed alor would not be a roved density is well as includes north of the	approval of the acts to railroad 012 Addendum earest railroad ong the revised noise sensitive of 2,250 units de the existing e Union Pacific
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				Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
Monit	oring: No mo	onitoring	measures are	e required.				
	ghway Noise							F****
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a)	of Desert Hoto the distance of the 2007 And or substance the Tentate approximal located in the implementation: No mition:	dot Sprin ance fro Addendu tially mo tive Trac tely 1 m the same rom the nentatio	gs and approp m the Project im determine ore severe im it Map. The 2 tile northeast e site as the Fil	ximately 1.5 mile t site, the I-10 wo d approval of the pacts to highway 2012 Addendum of I-10 and wou nal EIR and due to information, cha Project.	rea of Riverside Co s north of Interstate buld not contribute e Tentative Tract M y noise, due to the determined the p ld not contain noise the distance from anged circumstance	te 10 (I-10). The Figure a significant amiliap would not restructed the decrease in the roposed sewer lists se sensitive uses the I-10, would not restructed the I-10, would not restructe	inal EIR deter ount of noise sult in any ne number of u ift station wo . The 2015 Pr not be substar	mined that due to the Project. w or significant nits allowed by ould be located oject would be ntially impacted
<u> </u>	ther Noise							· · · · · · · · · · · · · · · · · · ·
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Findin a) Mitiga	gs of Fact: No other noise to the implenation: No mit	noise sou le Projec nentatio ligation n		en identified nea v information, ch i Project. required.	or the Project site t anged circumstand			
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		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
i	oise Effects on or by the oject					
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?					
Depart	es: Riverside County General Pla tment of Transportation, Construc	•	•	•	•	
	The Final EIR indicated for cond Drive and Bubbling Wells Road a project access would experience Community Noise Equivalent Lev not produce significant noise lev Operational noise would be le Addendum determined that the units identified in the Final EIR significant or substantially more site would generate insignificant one mile to the north. In additional	and the roadway see an increase in yel (CNEL), an increels to above 65 destroyed that significant number of units; therefore, appropries the severe impacts. To the roise levels, alth	egment of Bubblis noise ranging from the sease of approxima to (A) CNEL on the next with the incorpallowed by the Temporal of the Tentathe 2012 Addendulough the closest s	ng Wells Road be m 60.4 to 64.4 tely 4.4 to 6.4 dB oise sensitive lan poration of miti ntative Tract Map v m determined th ensitive recepto	etween 20th A A-weighted d (A) CNEL; the id uses in the gation measu ip is less than yould not res e proposed so rs are located	Avenue and the lecibels [dB(A)] Final EIR would project vicinity. LIPUTE THE 2007 The number of sult in any new lewer lift station lapproximately

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Potentially	with	Less than		More
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water line to the CVWD well field would be located underground and would not generate noise. The 2015 Project would generate approximately 14,350 weekday trips, approximately 6,000 more trips when compared to the Final EIR as a result of the single-family uses. The increase in trips is mainly due to the removal of the active-adult age-restricted units when compared to the Final EIR. It should be noted that the 2015 Project would not increase traffic beyond what was approved in the Riverside County General Plan (up to 18,240 trips) for the site.

To be considered a significant noise impact in the Final EIR, project traffic must cause a noise-level increase in the area adjacent to the roadway segment greater than 3 dB(A), and the resulting noise level must exceed the County of Riverside 65 dB(A) CNEL exterior noise standard. For conditions at 2015 Project plus existing conditions, the roadway segment of 20th Avenue between Palm Drive and Bubbling Wells Road and the roadway segment of Bubbling Wells Road between 20th Avenue and the project access would experience an increase in noise ranging from 0.0 to 5.6 dB(A) CNEL (see Appendix B, Roadway Noise Calculations). The roadway impacts on all other segments would increase from 0.5 to 1.2 dB(A) CNEL. For conditions at 2015 Project plus Year 2035 conditions, the roadway segment of 20th Avenue between Palm Drive and Bubbling Wells Road and the roadway segment of Bubbling Wells Road between 20th Avenue and the project access would experience an increase in noise ranging from 1.4 to 13.6 dB(A) CNEL (see Appendix B). The roadway impacts on all other segments would increase from 0.3 to 0.5 dB(A) CNEL. Noise increases under these future conditions would result in an incremental increase in noise levels along adjacent roadways when compared to the Final EIR. However, similar to the Final EIR, noise levels would increase in the future but traffic conditions would not produce significant noise level increases to above 65 dB(A) CNEL on the noise sensitive land uses in the project vicinity. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project or under future traffic conditions.

b) The Final EIR determined construction related noise and vibration would cause short-term intrusive impacts. However, impacts would be reduced to less than significant with the incorporation of mitigation measures. The 2007 Addendum determined the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR; therefore, approval of the Tentative Tract Map would not result in any new significant or substantially more severe impact of noise levels in the project vicinity. The 2012 Addendum determined the proposed sewer lift station would be located approximately 1 mile to the south of the closest sensitive receptor and may generate noise and vibration levels above existing standards for sensitive uses. In addition, the proposed sewer main and the extension of the proposed water line to the CVWD well field would not occur adjacent to sensitive uses. Therefore, no new or substantially increase significant effects would result with respect to construction noise and vibration. The 2015 Project construction period is anticipated to consist of two phases, with the initial phase involving construction of approximately 288 single-family detached dwelling units in the northwest portion of the site and 500 resort units in the southwest corner of the site by the end of year 2020. The second phase would involve buildout of the remaining dwelling and resort units with as assumed completion by the year 2035. Construction and grading activities would be similar to the Final EIR and include the excavation of earth materials and replacement with properly compacted fill materials. Grading activities would involve the use of standard earth moving equipment, such as a drop hammer, dozers, loaders, excavators, graders, back hoes, pile drivers, dump trucks, and other related heavy-duty equipment, which would be stored on site during construction to minimize disruption of the surrounding land uses. Above-grade construction activities would involve the use of standard construction equipment, such as hoists, cranes, mixer trucks, concrete pumps, laser screeds, and other related equipment.

				No New Significant
	Less than Significant			or Substantially
Potentially Significant	with Mitigation	Less than Significant	No	More Severe
Impact	Incorporated	Impact	Impac	t Impacts

Equipment used during the construction phases would generate both steady state and episodic noise that would be heard both on and off the Project site. Noise levels generated during construction would primarily affect the residential land uses adjacent to the Project site to the north, east, and south. Noise levels generated during each of the Project phases would range from 85 to 94 dB(A) at a distance of 50 feet. Noise produced by construction equipment would be reduced over distance at a rate of 6 dB per doubling distance. It is anticipated that construction noise levels at the nearest sensitive receptors, approximately 100 feet from the nearest activities, would range from 79 to 88 dB(A). However, pursuant to the County's Noise Ordinance, private construction projects located within 0.25 mile from an inhabited dwelling are exempt from the County's noise standards, provided that: construction does not occur between the hours of 6:00 PM and 6:00 AM during the months of June through September; and construction does not occur between the hours of 6:00 PM and 7:00 AM during the months of October through May. Similar to the analysis provided in the Final EIR, the 2015 Project would adhere to this requirement and would also implement several mitigation measures to alleviate construction noise. Potential construction impacts would be reduced to less than significant. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

In addition to equipment-generated noise associated with construction activities, construction traffic would generate noise along access routes to the proposed development areas. The major pieces of heavy equipment would be moved onto the development only one time for each construction activity (e.g., demolition, grading). In addition, daily transportation of construction workers and the hauling of materials both on and off the 2015 Project site are expected to cause increases in noise levels along study area roadways, although noise levels from such trips would be less than peak hour noise levels generated by Project trips during Project operation. Average daily trips associated with construction activities would not result in a doubling of trip volumes along study area roadways. Given that it takes a doubling of average daily trips on roadways to increase noise by 3 dB(A), the noise level increases associated with construction vehicle trips would be less than 3 dB(A), and potential impacts would be less than significant. Therefore, no new or substantially increased significant effects would result with respect to ambient noise levels in the Project vicinity existing without the 2015 Project when compared to the Final EIR.

- c) See Response 35(a). The 2015 Project would include similar on-site stationary noise sources for single-family and resort residential uses (such as heating, ventilating, and air conditioning equipment) when compared to the Final EIR and would not exceed the County's compatibility threshold. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- d) See Response 35(b). The primary source of vibration during construction of the 2015 Project would be the use of scrapers, bulldozers, a motor grader, and water and pickup trucks. The closest construction activity to a sensitive receptor is estimated to be approximately 100 feet from the closest existing residences to the north, south, and east. Generally, problems with ground-borne vibration from construction sources are localized to areas within approximately 100 feet of the vibration source. Using data provided in the Federal Transit Administration's Transit Noise and Vibration Impact Assessment (May 2006) and Caltrans Transportation and Construction-Induced Vibration Guidance Manual (June 2004), it was estimated that the vibration level at these nearest residences to the south would be less than the 0.1 inch per second (in/sec) and would not exceed the 0.2 in/sec threshold for residential structures, and thus below the level of potential risk for architectural damage to normal buildings. Therefore, the 2015 Project would not result in significant vibration impacts. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

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		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts					
Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures. Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.											
	POPULATION AND HOUSING Would the project:										
35. Ho	ousing			THE RESERVE TO SERVE THE PARTY OF THE PARTY							
a)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?										
b)	Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?										
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	. 0									
d)	Affect a County Redevelopment Project Area?										
е)	Cumulatively exceed official regional or local population projections?					×					
f)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?					⊠					
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Source: Riverside County General Plan, Housing Element; Riverside County EIR 455.

- a) The Project site consists of vacant desert land and an existing golf course. The Final EIR determined the residential and reservoir site are vacant and would not result in the displacement of any housing or residents. The 2007 Addendum determined the units allowed by the Tentative Tract Map would not result in any new significant or substantially more severe impacts to population and housing because the number of units allowed by the Tentative Tract Map is less than the number of units from the Final EIR. The 2012 Addendum determined the proposed sewer lift station would be located on a vacant parcel located west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. In addition, the revised route of the sewer main and the extension of the proposed water line to the CVWD well field would be developed along roadways and would not impact existing housing. The 2015 Project would be developed on a vacant site and would not result in the displacement of any housing or residents. Minor modifications to the golf course would occur to ensure consistent topographical transitions between the proposed uses. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- b) The Final EIR determined the project would accommodate housing needs in the Coachella Valley. The 2007 Addendum determined while the Project would result in fewer residential units than the Final EIR, the Project would accommodate housing needs in the Coachella Valley. The 2012 Addendum determined while the Project would result in fewer residential units than the Final EIR, the Project would accommodate housing needs in the Coachella Valley. The 2015 Project would revert to the approved density of 2,250 units, of which 1,350 units would be designated as single-family dwelling units, similar to the amount of units analyzed in the Final EIR. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- c) See Response 36(a) above. The 2015 Project would be located on a vacant desert land with an existing golf course. No housing currently exists on the site. Similar to the Final EIR, the 2015 Project would not impact or displace a substantial numbers of people. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- d) Impacts related to County Redevelopment Project Areas were not specifically addressed in the Final EIR and 2007 Addendum. The 2012 Addendum determined none of the Project sites and routes of the off-site infrastructure would be located within a County Redevelopment Project Area. Similar to the 2012 Addendum, the 2015 Project site would not be located within a County Redevelopment Area. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- e) Impacts related to population projections and population growth were not specifically addressed in the Final EIR and 2007 Addendum. The 2012 Addendum determined based on average household size of 1.8 persons per household, the development would generate approximately 2,635 residents. The increase accounted for persons 55 years of age and older and was within the CVAG and SCAG demographic projections for the year 2020. The 2015 Project would revert to the approved density of 2,250 units analyzed in the Final EIR and would permit land uses that are consistent with the General Plan land use designations and the maximum permitted density of 5

							No New Significant
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resort re	esta for year esidential dout may be). The exist utility or in R. No new entation of ponse 36(e with respec nitigation m	r 2020 anticle welling uniterestructure information the 2015 Per la to popular accuracy and the 2015 Per la topopular accuracy accuracy and the 2015 Per la topopular accuracy areasures a	o new or substanti tion growth. e required.	n of 471,500 withing in from other resident in from other resident in from other resident in from the	n unincorporate ential uses in the al program for sl erations. In add at differ from re re severe impa	ed areas of the dat the units of the dat the units of the date of	he County. The are individually riods (less than wexpansion of analyzed in the occur with the
PUBLIC SERVICES Would the proje	~	~hataatial				_	
or physically alte	red govern	substantiai ment facilii	adverse physical im ties or the need for	pacts associated w new or physically a	ith the provision Itered governm	n of new ental	
facilities, the con	struction o	f which cou	uld cause significant	environmental im	pacts, in order to)	
public services:	ible service	ratios, res	ponse times, or othe	er performance obj	jectives for any o	of the	
36. Fire Services							\boxtimes
Source: Riverside	: County Ge	neral Plan,	Safety Element, Fig	ure S-13, "Invento	ry of Fire Facilitie	es".	
Findings of Fact:							
The Rive Integrate regional Desert H northwe: approxim limited co incorpora Map woo because	rside Count ed and Coop resources t lot Springs st of the Pro nately 4.4 n umulative in ation of mit uld not reso the number reducing do on, and the	ey Fire Department or respond to (Station 3 oject site, and illes northware ase in called in any refunits allemand on the called of the called	artment provides firmartment is administed at Protection System to fire service calls vower of the North Palm west of the Project demand for fire services. The 2007 Acrew significant or so llowed by the Tenta fire services. The 20 cture proposed alorestation of the Protection of	ered under contract This system providen required. The Brierson Blvd, D Springs Skyborne a site. The Final EIR ices; however, impledendum determin ubstantially more tive Tract Map is le	et by Cal Fire, and vides the surrouse nearest fire states and 11535 Karen with the sacts would be led the units allowed the number of the reservere impacts are than the number mined the reservere impacts are than the number mined the reservere impacts and the reservere impacts are than the number mined the reservere impacts are than the reservere are	d participate nding areas varions to the lags, approxing Avenue, Desceived Project works than signifused by the lags of the population ber of units ervoir site, resulting areas are	s in a Regional with additional Project site are nately 3 miles ert Hot Springs ald generate a ficant with the Fentative Tract in and housing from the Final elocated sewer

would revert to the Final EIR—ap would generate a limited cumula comply with County Ordinance condition of approval and is no would implement the same mit Accordingly, the 2015 Project w	ative increase in fi No. 659 to provi t considered in no tigation measures vould not directly	re services. In add de for adequate f eed of mitigation as the approved physically alter o	lition, the 2015 Fire protection re under CEQA. Fu I project to redu existing facilities	Project would lesources. This rthermore, all uce impacts to so result in a	be required to is a standard development of fire services.
demand for services that wou circumstances, or more severe in Mitigation: Compliance with previously of	mpacts would occ	ur with the implen	nentation of the	2015 Project.	tion, changed
Mitigation: Compliance with previously of Monitoring: The previously certified River	erside County EIR	County EIR 455 m 155 monitoring re	utigation measur quirements will l	es. be followed.	
37. Sheriff Services					\boxtimes
Source: Riverside County Sheriff's Depart	tment.				
a) Police protection services in the The Riverside County Sheriff's De Valley's unincorporated areas. The in demand for sheriff services; mitigation measures. The 2007 A result in any new significant or determined the reservoir site, ro CVWD well field would not dema 2,250 units in the Final EIR and in increase in demand for sheriff se include a 24-hour private security conjunction with the County She similar to the Final EIR. In additional provide for adequate sheriff services mitigation under CEQA. In additional approved project to reduce impactive with respect to sheriff services.	partment Palm De le Final EIR determ however, impact addendum determ substantially mo elocated sewer lift and sheriff service clude the existing ervices. The 2015 y service with staff eriff Department to on, the 2015 Proj vices. This is a star ion, all developments to sheriff services	sert Station is responded the Project was would be less alone the units allowers exere impact it station, and the golf course; there Project is planned fat the main entry or reduce the demedand condition or ent would implement would implement is required to near the would implement wou	consible for the would generate a than significant owed by the Tenes to sheriff serve infrastructure pect would revert fore, it would ged as a private sect and of the 2015 comply with Cof approval and is ment the same revould generate the same revould ged as a private sect and of the 2015 comply with Cof approval and is ment the same revould generate the same revould generate and is generated.	vestern half of limited cumuli- with the incontative Tract Marices. The 201 proposed water to the approvemente a limited communities of Project on shounty Ordinance on the consider mitigation means.	the Coachella ative increase orporation of lap would not 2. Addendum er line to the red density of ed cumulative ty that would work in heriff services ce No. 659 to ed in need of asures as the
Mitigation: Compliance with previously compliance with previously compliance with previously continued River	ertified Riverside (side County EIR 4	County EIR 455 mi 55 monitoring req	itigation measure juirements will b	es. e followed.	

	Potentially	Less than Significant With	Less than		No New Significant or Substantially More
	Significant Impact	Mitigation Incorporated	Significant Impact	No	Severe
38. Schools			mipact	Impact	Impacts
Source: Coachella Valley Unified School District, "Schools." Findings of Fact: a) The Project site is located within the Palm Springs Unified School District (PSUSD). The nearest schools to the Project site are Bubbling Wells Elementary School, located at 67501 Camino Campanero, Garnet approximately 1.5 miles to the north, Desert Springs Middle School, located at 66-755 2 Bunch Palms Trail, Desert Hot Springs, approximately 2.0 miles to the north, and the Desert Hot Springs High School located at 65850 Pierson Boulevard, Desert Hot Springs, approximately 3.0 miles to the north. The Final EIR, 2007 Addendum and 2012 Addendum determined the revised project would not generate students, and would not generate demand for new or expanded school facilities because the proposed development on the site would be an age restricted single-family residential development. The 2015 Project would permit the development of 1,350 single-family dwelling units and 900 resort units including a boutique hotel. The resort and hotel units would be available for short term rentals and would not generate a permanent population, and thus would not generate students within the PSUSD. The single-family dwelling units would generate additional students within the PSUSD. Senate Bill (SB) 50 states that the exclusive method of mitigating the impact of school facilities according to CEQA is to pay the maximum school fess and that such fees are "deemed to provide full and complete school facilities mitigation" related to the adequacy of school facilities when considering the approval or the establishment of conditions for the approval of the project (Government Code 65996(a) and (b)). The 2015 Project would not physically alter existing facilities or result in the construction of new or physically altered facilities. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.					
Mitigation: No mitigation measures are r	required.				
Monitoring: No monitoring measures are	e required.				
39. Libraries					\boxtimes
Source: Riverside County General Plan.					
Findings of Fact:					
a) The closest library to the Project Springs, approximately 3.1 miles determined that due to the age re services is anticipated to be less t component of the Project, thus Project would be required to cor	to the north of the estriction and the than significant. The potentially genera	ne site. The Final on-site amenities ne 2015 Project wo ating demand on	EIR, 2007 Adden available to the ro ould remove the local library facil	dum, and 20: esidents, imp active-adult a ities. In addit	12 Addendum acts on library age-restriction ion, the 2015

	Potentially	Less than Significant with	Less than		No New Significant or Substantially More
	Significant Impact	Mitigation Incorporated	Significant Impact	No Impact	Severe Impacts
fee program to address the i development impact fees as pa would not create a significant i provision of new or altered libr severe impacts would occur wit Mitigation: No mitigation measures are Monitoring: No monitoring measures ar	art of project condincremental demai eary facilitates at the th the implemental required.	r additional facilitions of approve nd for library ser nis time. No new	lities, services, a al would ensure a vices. The 2015 P information, cha	nd open spa dequate libra	ce. Payment of ary services and
40. Health Services	<u> </u>				∇
Source: Riverside County General Plan.					
Findings of Fact:					To the state of th
a) The closest hospital to the Proje in the City of Palm Springs, appr did not determine impacts rela generate a demand for new or approved density of 2,250 units medical facilities. Similar to the increase in demand for services in No new information, changed c the 2015 Project.	Oximately 7 miles ted to health served to health served the control of the Fire Final EIR, the Projection would require	to the south of the control to the control to the control to the control to the construction to the construction to the construction	ne site. The Final I ddendum detern vices. The 2015 I d generate an inci nysically alter exist of new or physica	EIR and the 20 nined the pro Project would remental den sting facilities ally altered ma	007 Addendum bject would not d revert to the nand on nearby or result in an edical facilities.
Mitigation: No mitigation measures are	required.				
Monitoring: No monitoring measures are	e required.				
RECREATION					
Would the project: 41. Parks and Recreation			·	To the Add St.	
a) Would the project include					57
recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		<u></u>	·		⊠
		71		EA	No. 42744

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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?					
с)	Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?					
County	s: GIS database; Ord. No. 460, Se tions); Ord. No. 659 (Establishing Descriptions); Ord. No. 659 (Establishing Descriptions); EIR 455. The nearest public park to the approximately 1.5 miles to the no amenities is not expected to had determined the development of impacts related to the construction determined the same number of related to the existing golf course, two internal trail system connecting site. The existing golf course would be the existing golf course would be site.	Project site is orth. The Final EIR ave an adverse the community of the recreation of the recreation of the main amenity of residents through the resident	the Mission Spri R determined that physical effect or center would cont onal facility would I ties would be inclu ly recreation areas, ughout the site, ar	ings Park, locat construction of pointhe environm tribute to overal be less than signified as the Final interespondent open space as the condent open space o	ted in Desert project-specificant. The 20 ificant. The 20 EIR. The 2015 y amenity/rec	t Hot Springs, fic recreational 07 Addendum on impacts, but 012 Addendum 5 Project would creation areas,
	site. The existing golf course wou proposed uses. Operation of the implementation would not require	ild include minor golf course would e the constructio	r improvements to ild not be significa on or expansion of	o ensure consiste antly impacted b	ent transition by the 2015 P cilities, which	n between the Project. Project

	•					
			Less than			No New Significant or
Market en e		Potentially Significant	Significant with Mitigation	Less than Significant	No	Substantially More Severe
	existing golf course, two	Impact main amenity/recreation	Incorporated areas, three seco	Impact	Impact ecreation are	Impacts
	information, changed circ Project.	esidents throughout the several services, or more several services.	site, and open space ere impacts would	ce around the pe occur with the in	erimeter of the mplementation	e site. No new on of the 2015
с)	The Project site is subject number of units allowed approval of the Tentative Addendum determined in Act. The 2015 Project we recreation fees to meet the of parkland in the form of requirements. Similar to information, changed circ Project.	by the Tentative Tract Me Tract Map would not replementation of the propuld be required to decide requirements of Ordinate recreational areas at the Final EIR, the 2015 I	lap is less than the result in more seven ject and its uses we licate a minimum nance No. 460. The nd would pay the result resu	number of unitere impacts rela- ould satisfy the re- of 12 acres of a 2015 Project wo required park fee of the less than s	s identified in ted to park f equirements parkland or p ould provide es to satisfy the ignificant imp	the Final EIR, fees. The 2012 of the Quimby pay parks and a combination ne Quimby Act
	ion: No mitigation measure					
	reational Trails		No. of the last of			
	- Cational Trains	<u>L</u>				
Sources	: Western Coachella Valley	Area Plan, Figure 8, "Tra	iils and Bikeway Sy	stem."		
Finding	s of Fact:					
	According to the Western Drive. Impacts related to root The 2012 Addendum det proposed bike path along respect to recreational transport to recreation, chanthe 2015 Project.	ecreational trails were no ermined implementation Palm Drive. The 2015 Pro ils. Internal trail systems	ot specifically addr n of the Project v oject would not su s are included for n	essed in the Fina would not inhibi ibstantially incre- residents and co	il EIR and 200 it the constr ase significan innect each P	7 Addendum. uction of the pt effects with
Mitigati	on: No mitigation measure	s are required.				
Monitor	<u>ing</u> : No monitoring measur	es are required.				
оподужения 20 Области по проделующий по		Let up a let				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
TRANSPORTATION/TRAFFIC Would the project:				and the state of t	
43. Circulation					assessed the second
a) Conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and nonmotorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?					
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?					
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?					

			Less than			No New Significant
		Potentially Significant Impact	Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	or Substantially More Severe Impacts
d)	Alter waterborne, rail, or air traffic?					
е)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?					
f)	Cause an effect upon, or a need for new or altered maintenance of roads?					
g)	Cause an effect upon circulation during the project's construction?					
h)	Result in inadequate emergency access or access to nearby uses?					
i)	Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?					
	: (a) Endo Engineering, Desert Dur s of Fact:	nes Traffic Assessm	nent (September 20	015).	en e	
	The Final EIR determined that in traffic/circulation roadway and in not limited to, temporary impact determined the number of units in the Final EIR and, therefore, w. 2012 Addendum would result in amount of vehicle traffic on the knewised route of the proposed so would not generate any traffic. The	ntersection impact ts prior to the bui allowed by the Te ould not result in r the construction c ocal roadway syste ewer main, and e	s under year 2009 Idout of new lanes entative Tract Map more severe impact of fewer residentialem. In addition, the extension of the process.	and RCIP buildon s, signals, ramps o is less than the cts related to tra- il units than the e reservoir site, it roposed water li	ut conditions	, including, but 107 Addendum 108 Addentified 109 Addentified

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		문화 [[화왕] 이 왕은 본 시호하는 것 같아.	Significant
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Significant	Mitigation	Significant	No Severe
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The trips to the golf course would remain similar to the existing trips currently generated to and from the golf course. The 2015 Project would potentially impact Palm Drive at North Site Access; Palm Drive at Golf Course Access; Palm Drive at 20th Avenue; Mountain View Road at Varner Road; Date Palm Drive at Varner Road; and Mountain View Road at 20th Avenue. Under the 2020 Opening Year scenario, widening Palm Drive between I-10 and 18th Avenue from four to six lanes would accommodate 2015 Project traffic volumes (see Appendix C, Traffic Impact Study). Payment of traffic impact fees for traffic signals at these intersections would ensure acceptable levels of service in the study area and reduce impacts to less than significant in accordance with the scenarios analyzed in the traffic study. Future traffic volumes forecast along the I-10 west of Date Palm Drive would approach acceptable levels of service; however, due to the margin of error inherent in the traffic model, a 10 lane freeway would be able to accommodate all future traffic volumes. To comply with General Plan circulation policies and standards, the applicant would dedicate appropriate right-of-way to accommodate master planned circulation half-section improvements adjacent to the Project site along Palm Drive, 18th Avenue, Bubbling Wells Road, and 20th Avenue. The traffic analysis indicated that roadways in the study area would maintain the applicable minimum level of service performance standards at the key intersections during peak hours. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

- b) See Response 44(a). The 2015 Project determined the roadways located within the Project area within the CMP include Palm Drive, Gene Autry Trail, Mountain View Road, Date Palm Drive, Pierson Boulevard, Hacienda Avenue, Two-Bunch Palms Trail, Dillon Road, and Varner Road. To ensure that traffic delays are kept to a minimum, roadways in the study area would maintain the applicable minimum level of service performance standards at key intersections during peak hours with implementation of similar mitigation measure set forth in the Final EIR, including the payment of Transportation Uniform Mitigation Fee (TUMF) program fees. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- c) The closest airport to the Project site is Palm Springs International Airport, approximately 4.9 miles to the south of the Project site. The Final EIR determined implementation of the Project is not expected to adversely affect air traffic patterns because the Project site is not located within the boundaries of an airport land use or ALUC hazard zone. The 2007 Addendum determined as the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR, implementation of the Project would not result in more severe impacts related to air traffic. The 2012 Addendum determined the height of the proposed structures would not affect air traffic patterns. The 2015 Project could permit tower features that would be 80 feet in height. However, airplane takeoffs and landings are at a sufficient distance from the Project site and would not pose a safety risk; airline traffic would be similar and no airline safety risks would occur. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- d) The Final EIR determined implementation of the project is not expected to adversely affect air, rail, or waterborne patterns or safety of travel. The 2007 Addendum determined that because the number of units allowed by the Tentative Tract Map is less than number of units identified in the Final EIR, implementation of the Project would not result in more severe impacts related to waterborne, rail or air traffic. The 2012 Addendum determined the nearest rail line is located approximately 2 miles south of the proposed sewer lift station site; however, no rivers, lakes, or other conveyance of water related traffic exists in the project vicinity or region. The 2015 Project would reconfigure the Planning Areas to allow development of single-family homes and resort residential and hotel

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		No New Significant
	Potentially	Less than or Significant Substantially with Less than More
in the second	Significant Impact	with Less than More Mitigation Significant No Severe Incorporated Impact Impacts

uses. However, the reconfigured uses would not be located within the vicinity of a river, lake, or other conveyance of water related traffic. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

- e) The Final EIR determined that clear, unobstructed sight distances be included at site access points, as well as all internal intersection to ensure motorists can enter and exit the site with minimum hazard and disruption of through traffic. The 2007 Addendum determined that because the number of units allowed by the Tentative Tract Map is less than number of units identified in the Final EIR, implementation of the Project would not result in more severe impacts related to hazards due to design features. The 2012 Addendum determined the roadway network would remain the same as the Final EIR, resulting in similar impacts related to design hazards. The 2015 Project would provide primary access via a security entry located on Palm Drive. Secondary access gate would be provided at the golf course entry on Palm Drive, as well as along, Bubbling Wells Road, and 20th Avenue. Internally, a Collector Loop Road would provide access with the Project area. The internal circulation system would be designed in accordance with County of Riverside guidelines and would provide adequate fire department access and widths. Line of sight for turning movements would be provided according to Caltrans and County of Riverside guidelines. Similar to the Final EIR, the 2015 Project would implement mitigation measures to ensure sufficient sight distances are provided at all entrances. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- f) Impacts related to the need for new or altered County roads were not specifically addressed in the Final EIR and 2007 Addendum. The 2012 Addendum determined implementation of the Project would result in the construction of an internal roadway network that would require maintenance in the long-term. Maintenance of on-site roads would be funded through association dues, and maintenance of perimeter roads would be funded by property taxes. The 2015 Project would ensure traffic delays are kept to minimum by implementing similar mitigation measures set forth in the Final EIR. Similarly, the 2015 Project would implement the Transportation Uniform Mitigation Fee (TUMF), which requires the applicant to contribute a fair-share basis to the cost of required roadway improvements within the study area. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- g) Impacts related to construction traffic were not specifically addressed in the Final EIR and 2007 Addendum. The 2012 Addendum determined that implementation of the Project is not anticipated to affect any other roadways within the vicinity of the Project site or along roadway where off-site infrastructure would be constructed because these roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site; thus no long-term road closures would be required. The 2015 Project would incorporate traffic control measures as a design feature, which would minimize construction conflicts on adjacent roadways. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- h) The Final EIR determined the proposed internal street network and land use plan would be designed to provide adequate emergency access to all portion of the site. The 2007 Addendum determined that because the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR, approval of the Tentative Tract Map would not result in more severe impacts related to inadequate emergency access. The 2012 Addendum determined the roadway network would be similar as the road network analyzed in the Final EIR. The 2015 Project would reconfigure the Planning Areas to allow development of single-family homes, the existing golf course, and resort residential and hotel uses. Access would be designed according to County of

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
Riverside standards. Impacts relaremain the same as those under impacts would occur with the impacts would not a supportive of a because the number of units allow Final EIR, approval of the Tentative adopted policies, plan, or program to the Final EIR and, therefore, we would not conflict with adopted adequate internal pathways and circumstances, or more severe im Mitigation: Compliance with previously ce	r the Final EIR. Note that the plementation of the plementation of the plementative mode wed by the Tentarie Tract Map would not interfer policies regarding connections to a pacts would occurrently would not interfer policies regarding connections to a pacts would occurrently would be a second or would be a second occurrently would be	g adequate emerger No new information the 2015 Project. The Project would cor les of transportation tive Tract Map is less and not result in most dendum determine the with the County ng alternative trans regional bike paths tur with the implement County EIR 455 mit	ency access to a on, changed circ mply with the con. The 2007 A ses than the number severe impacted the land user adopted plar sportation. The is and trails. Not the intention of the second citigation measures.	County's adop Addendum de nber of units id cts related to de s proposed we ns policies. The 2015 Project to new informa 2015 Project.	the site would or more severe oted plans and etermined that dentified in the conflicting with ould be similar e 2015 Project would provide ation, changed
44. Bike Trails					
Source: Western Coachella Valley Area Pla Findings of Fact:	ın, Figure 8, "Tra	ils and Bikeway Sys	item."		
a) See response 42(a). According to a Palm Drive (from Varner Road to Corelated to recreational trails. The and no impacts would occur. The 2 lane. No new information, changed of the 2015 Project. Mitigation: No mitigation measures are recorded.	Camino Adventur 2012 Addendum 2015 Project wou d circumstances,	ra). The Final EIR an n would not inhibit uld not interfere wi	nd 2007 Addend t the construction ith the developr	dum did not ad on of the plan ment of a futur	Idress impacts ned bike path re Class II bike
a) See response 42(a). According to a Palm Drive (from Varner Road to C related to recreational trails. The and no impacts would occur. The 2 lane. No new information, changed of the 2015 Project. Mitigation: No mitigation measures are recommended.	Camino Adventur 2012 Addendum 2015 Project wou d circumstances, quired.	ra). The Final EIR an n would not inhibit uld not interfere wi	nd 2007 Addend t the construction ith the developr	dum did not ad on of the plan ment of a futur	Idress impacts ned bike path re Class II bike
a) See response 42(a). According to a Palm Drive (from Varner Road to C related to recreational trails. The and no impacts would occur. The 2 lane. No new information, changed of the 2015 Project. Mitigation: No mitigation measures are recommendation. Monitoring: No monitoring measures are recommendation.	Camino Adventur 2012 Addendum 2015 Project wou d circumstances, quired.	ra). The Final EIR an n would not inhibit uld not interfere wi	nd 2007 Addend t the construction ith the developr	dum did not ad on of the plan ment of a futur	Idress impacts ned bike path re Class II bike
a) See response 42(a). According to a Palm Drive (from Varner Road to Corelated to recreational trails. The and no impacts would occur. The 2 lane. No new information, changed of the 2015 Project. Mitigation: No mitigation measures are recommonitoring: No monitoring measures are recommonitoring.	Camino Adventur 2012 Addendum 2015 Project wou d circumstances, quired.	ra). The Final EIR an n would not inhibit uld not interfere wi	nd 2007 Addend t the construction ith the developr	dum did not ad on of the plan ment of a futur	Idress impacts ned bike path re Class II bike
a) See response 42(a). According to a Palm Drive (from Varner Road to Corelated to recreational trails. The and no impacts would occur. The 2 lane. No new information, changed of the 2015 Project. Mitigation: No mitigation measures are recommended. Monitoring: No monitoring measures are recommended. Would the project:	Camino Adventur 2012 Addendum 2015 Project wou d circumstances, quired.	ra). The Final EIR an n would not inhibit uld not interfere wi	nd 2007 Addend t the construction ith the developr	dum did not ad on of the plan ment of a futur	Idress impacts ned bike path re Class II bike

		Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No	No New Significant or Substantially More Severe
	expansion of existing facilities, the construction of which would cause significant environmental effects?	IIIDace	Incorporated	Impact	Impact	Impacts
b	b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?					

<u>Sources:</u> (a) Riverside County Land Information System; (b) Coachella Valley Water District, 2010 Urban Water Management Plan, Table 3-10 and Table 3-19.

Findings of Fact:

- a) The Project site is currently vacant and would be served by the CVWD. The Final EIR determined that sufficient water supplies are available to meet the demand of the Project. A Water Supply Assessment and Water Supply Verification were approved by CVWD prior to the certification of the Final EIR. The water demand approved for the Final EIR was 1,786.5 acre-feet per year. In addition, impacts associated with infrastructure would be less than significant with incorporation of mitigation measures. The 2007 Addendum determined approval of the Tentative Tract Map would not result in any new significant or substantially more severe impacts due to decrease in the number of units allowed by the Tentative Tract Map. The 2012 Addendum determined the reduced number of residential units from the Final EIR would reduce the amount of water needed. In addition, the reservoir site, relocated sewer lift station, infrastructure proposed along the revised route of the sewer main, and extension of the proposed water line to the CVWD well field would not demand water. The 2015 Project would revert to the approved density units of 2,250 units analyzed in the Final EIR and remove the active-adult age restriction component from the Project. The 2015 Project would generate a water demand of 1,672.5 feet per year, approximately 114 fewer acre-feet of water demand per year than approved in the Final EIR. The existing golf course would continue to efficiently utilize water supplies to the course. Please note that the current drought condition does not affect long-term water supply planning by CVWD because the Coachella Valley Water Management Plan (CVWMP) addresses management of water use during drought periods, consistent with state law. In addition, CVWD water supplies have been reallocated resulting in fewer water supplies and water demand. Therefore, similar to the Final EIR, the CVWD would have adequate resources to provide water to future users in the valley through 2045. The Project would not physically alter existing facilities or result in the construction of new or physically altered facilities. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- b) See Response 45(a). The golf course currently receives water from CVWD, which would continue with implementation of the 2015 Project. The 2015 Project would have sufficient water supplies available to serve the Project from existing entitlements and resources, and would not require new or expanded entitlements.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
Mitigation: Compliance with Monitoring: The previously c						
a) Require or result construction of wastewater tr facilities, including systems, or the expaexisting facilities, construction of whice	new eatment septic insion of the h would gnificant					
b) Result in a determin the wastewater to provider that serves service the project th adequate capacity t the project's p demand in addition provider's commitments?	eatment or may at it has o serve rojected					
Source: (a) Coachella Valley W 2012). Findings of Fact:	/ater District	, Coachella Valle	/ Water Managem	nent Plan 2010 U	pdate Final R	eport (January
a) The Project is located currently exist in the the Project site. This I Street. The project of determined sewer cold development, thus not determined the number in the Final EIR and determined implement the amount of waster	project vicin ine is conner would gener lection lines of requiring the per of units a therefore watation of the	ity. CVWD's near cted to Waste Wa ate approximate would need to be he construction of llowed by the Te yould reduce the Project would re	est connection po ater Treatment Pla ely 337,500 gallon e extended from the of new wastewate entative Tract Map e amount of was esult in fewer resid	pint is approxima ant No. 7 on 38t ans per day of whe existing facility or treatment facility is less than the atewater genera ential units than	ately 7.6 miles h Avenue, east wastewater. ties to service lities. The 200 number of uted. The 201 the Final EIR,	s southeast of st of Jefferson The Final EIR the proposed O7 Addendum nits identified 2 Addendum thus reducing

				and a subsequent of the subseq		
		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
b)		No. 7 is 5.0 million tional planned cap t currently treats a se existing and place requirements of would be consistenuire or result in the inces, or more seven line from the Promise of t	n gallons per day (reacity of 5.0 mgd for average of 3.0 mned treatment cathe California Pluit with the determine construction of near impacts would be	ngd) of seconda or tertiary treat ngd and with the apacity. In addit mbing Code. All nations identified ew wastewater occur with the connected to W	ry treatment ed water, or a e 2015 Projection, the on-s potential im ed in the Final treatment factimplementati	and 2.5 mgd of a total capacity of would be 3.4 ite wastewater pacts from the EIR. Therefore, cilities. No new on of the 2015
	No. 7. The Final EIR determined impacts associated with sewer of to the reduced number of resid be reduced. The 2012 Adder infrastructure proposed along to CVWD well field would not ger effects with respect to sewer caplanned treatment capacity of information, changed circumstal Project.	I the plant would it apacity would be it apacity would be it apacity units from the dum determined the revised route of apacity. As discussiful the Wastewater the Wastewater	be operating at 93 ess than significant he Final EIR, the a the reservoir sit of the sewer main, thus, not adding ed above, the 201 Treatment Plant	percent capaci t. The 2007 Add mount of waste te, relocated s and the extens new or substa 5 Project would No. 7, similar	ty at project endum determenter produce water produce wer lift state ion of the wantially increased not exceed to the Final	buildout, thus, mined that due ced would also tion, and the ster line to the sing significant the existing or EIR. No new
	tion: Compliance with previously opting: The previously certified Rive					
	lid Waste	· · · · · · · · · · · · · · · · · · ·				
a)	Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?					Ø
b)	Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?		<u> </u>			
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	Less than			No New Significant
Potentially Significant Impact	Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	or Substantially More Severe Impacts

<u>Sources</u>: (a) CalRecycle, "Solid Waste Information System"; CalRecycle, "Justification Diversion/Disposal Rate Summary." http://www.calrecycle.ca.gov/swfacilities/directory/Search.aspx.

Findings of Fact:

- a) The Project would result in potential impacts to landfill capacity from the generation of solid waste during construction and operation. Desert Valley Disposal, also known as Palm Springs Disposal, provides solid waste collection and disposal services to Riverside County. Solid waste collected in the County is transported to the Edom Hill Transfer Station. Wastes are sorted and sent to either the Lambs Canyon Landfill in Beaumont, the Badlands Landfill in Moreno, or the El Sobrante Landfill in Corona. The Final EIR determined the landfill would accommodate the project's anticipated volume of solid waste of 3,332 tons per year. The 2007 Addendum determined that due to the reduced number of residential units from the Final EIR, the amount of solid waste produced would also be reduced. The 2012 Addendum determined the reservoir site, relocated sewer lift station, and the infrastructure proposed along the revised route of the sewer main and the extension of the water line to the CVWD well field would not generate solid waste, thus, not adding new or substantially increasing significant effects with respect to solid waste. The annual disposal rate at the Lamb Canyon facility is 0.46 million tons per year. The landfill is permitted to receive a maximum of 5,000 tons per day and it is projected that current landfill capacity will extend to 2021, but the Lamb Canyon landfill has potential for expansion. The 2015 Project would revert to the approved density of 2,250 units analyzed in the Final EIR, remove the active-adult age-restriction component of the Project, add a resort residential component, and include the existing golf course. The 2015 Project is estimated to generate approximately 3,121 tons per year of solid waste, or approximately 211 tons less per year than the Final EIR. Accordingly, all landfills would have the capacity to accept the solid waste generated by the 2015 Project. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- b) The following federal and state laws and regulations govern solid waste disposal. The U.S. Environmental Protection Agency (EPA) administers the Resource Conservation and Recovery Act of 1976 and the Solid Waste Disposal Act of 1965, which govern solid waste disposal. In the State of California, AB 939 (Integrated Solid Waste Management Act of 1989; Public Resources Code, 40050 et seq.) requires every California city and county to divert 50 percent of its waste from landfills by the year 2000 by such means as recycling, source reduction, and composting. In addition, AB 939 requires each county to prepare a countywide siting element specifying area for transformation or disposal sites to provide capacity for solid waste generate in the county that cannot be reduced or recycled for a 15-year period. AB 1327, the California Solid Waste Reuse and Recycling Access Act of 1991, requires local agencies ordinances mandating the use of recycle materials in development projects. The Final EIR determined the Project should comply with the County's Solid Waste Source Reduction Recycling Element and all regulatory requirements regarding solid waste, such as State Model Ordinance (AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991). The 2007 Addendum determine due to the reduced number of residential units from the Final EIR, the amount of solid waste produced would also be reduced. The 2012 Addendum determined Riverside County has enough landfill capacity to meet future growth in the valley for 15 years. The Project would also require a Waste Recycling Plan to identify the estimated quantity and location of recycling for construction and demolition debris generated by the Project. Compliance with the Riverside County

			Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
	Waste Managemer required prior to to applicable laws and and regulations in California's 75 Perculategrated Waste Moccur with the implation: Compliance with coring: The previously	ne issuance of regulations of regulations of the control of the co	of a building pern governing solid w , State, and loca g Goal, SB 1016: E act). No new inform f the 2015 Project ertified Riverside (nit. The 2015 Pro aste, including th I statutes and re Diversion Complia nation, changed ci	pject would be ose listed previ gulations relate nce, Per Capita rcumstances, of itigation measur	required to co ously. These a ed to solid w Disposal Rate r more severe res.	omply with all applicable laws aste (AB 341:
racinti	ilities I the project impact the es or the expansion of nmental effects?	ne following facili	acilities requiring o	or resulting in the tion of which coul	construction of d cause significa	new ant	
<u>a)</u>	Electricity?						\boxtimes
b)	Natural gas?						
c)	Communications sys						\boxtimes
d)	Storm water drainag	ge?					
e)	Street lighting?						\boxtimes
f)	Maintenance of facilities, including re	public oads?					×
g)	Other gove services?	rnmental					
Finding	s: None s of Fact: g) The Final EIR determination are quality would residential units frowhen compared to development as me units within the sar	ult in significened that due in be reduced in the Final El the Final ElR. Intioned in the other the Final ElR.	ant impacts even to the reduced nu . The 2012 Adder R, impacts associa In addition, the r e Final EIR. The 20	with the incorpoint of residenting the second of the secon	oration of mitigial units from the nined that due cting utility facility station would include the devi	gation measur se Final EIR, im to the reduce ities would als I result in the elopment of 2	es. The 2007 pacts related ed number of to be reduced same type of ,250 dwelling

			· · · · · · · · · · · · · · · · · · ·		
existing golf course. Therefore	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
existing golf course. Therefore, to	constructing ut	tility facilities. No n	ew information	gation measu , changed cin	res as the Final cumstances, or
more severe impacts would occu	ır with the imple	mentation of the 2	015 Project.	•	•
Mitigation: Compliance with previously co	ertified Riverside	County EID AEE mi	tigation magazin		
Monitoring: The previously certified River	side County EIR	455 monitoring req	juirements will	be followed.	
49. Energy Conservation					
a) Would the project conflict with any adopted energy conservation plans?					
Source: None					
Findings of Fact:					
a) The Final EIR and 2007 Addendum Addendum determined that the control with Title 24 of the California Code 24 of the California Code of Regular applicable to the 2015 Project. The or more severe impacts would occur	development pe e of Regulations lations. In additi erefore, no impa	rmitted under the . The 2015 Project vion, there are no a cts would occur. No	Specific Plan w would also be re dopted energy o new informati	ould be requi equired to cou conservation	ired to comply mply with Title plans that are
Mitigation: No mitigation measures are re-	quired.				
Monitoring: No monitoring is required.					
OTHER			······································	· · · · · · · · · · · · · · · · · · ·	
50. Other:					\boxtimes
Source: N/A.					
Findings of Fact:					
a) No other issues of potential conce	rn have been ide	entified.			
				the arts of the contract of the second of th	
		84		EAI	No. 42744

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No	No New Significant or Substantially More Severe
Mitigation: No mitigation measures are removed. Monitoring: No monitoring is required.		mcorporated	Impact	Impact	Impacts
MANDATORY FINDINGS OF SIGNIFICANO	E				***************************************
potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?					
Source: All applicable sources provided at	ove.				
a) Implementation of the Final EIR m fish or wildlife species, cause a feliminate a plant or animal commor animal, or eliminate important Addendum determined land uses a more severe impacts. The 2012 A would not result in any new or subdensity of 2,250 units, remove the development footprint analyzeroject and include improvement development of land uses allowed impacts than those identified in the with respect to environmental deliminate important examples of the	fish or wildlife punity, or reduce to examples of the allowed by the Total work and the Final to ensure control by the 2015 Property of the Final EIR. There legradation, red	population to drop the number or rest be major periods of entative Tract Map also cause enviror severe impacts. The ge-restriction comp EIR. The existing g issistent transitions oject would not rest efore, no new or su uced habitat of si	below self- sucrict the range of California hist would not resumental degrade 2015 Project woonent from the golf course would between the public in any new consitive fish, were consitive fish, were consitive fish, were fish, were consistent to the consistent fish, were consist	staining lever of a rare or end cory or prehist it in any new of lation; however would revert to e Project, and uld be included proposed use or substantial e sever impacy wildlife, or pla	els, threaten to dangered plant tory. The 2007 or substantially ver, the project to the approved remain within ed in the 2015 s. Accordingly, ly more severe

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)					
Sources: Riverside County Environmenta Analysis (September 2015). Findings of Fact: The Final EIR determined signific groundwater resources, biologic cumulative impacts were deem Considerations after certification would have temporary effects as: of the Project would be substantic Project would not result in any ne Final EIR. Therefore, no new or cumulative impacts.	cant and unavoid al resources, air ed by the Count of the Final EIR. T sociated with dus ally consistent wit ew or substantiall	able cumulative in quality, and water by to be acceptab he 2007 Addendur t and noise. The 20 th the Final EIR. De y more severe cun	mpacts would re r supply. These ble by adopting m determined im 012 Addendum o evelopment of lai nulative impacts	esult with responding the second seco	pect to traffic, d unavoidable of Overriding of the Project aplementation ed by the 2015 entified in the
53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?					
Sources: Riverside County Environmental (September 2015).	Impact Report 4	55 Hunsaker & Ass	sociates, Movida	Desert Dune	s Specific Plan
		86		EAA	io. 42744

		Less than			No New Significant or
	Potentially Significant Impact	Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	ibstantially More Severe Impacts

Findings of Fact:

The Final EIR, 2007 Addendum and 2012 Addendum determined implementation of the Project would not have a substantial adverse effect on human beings. The 2015 Project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Therefore, no new or substantially more severe impacts would result with respect to substantial adverse effects on human beings, either directly or indirectly.

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:

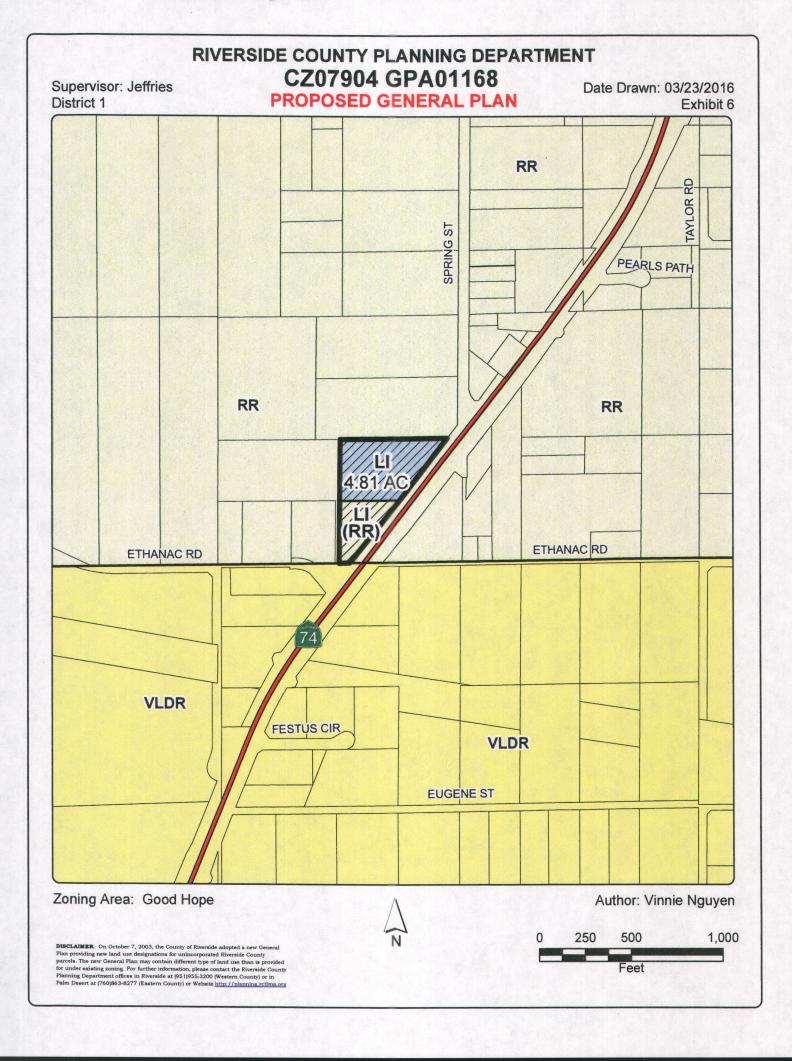
- A. County of Riverside General Plan
- B. RCLIS—Riverside County Land Information System
- C. Environmental Impact Report No. 455
- D. Desert Dunes Traffic Assessment, prepared by Endo Engineering, dated September 2015.

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

Location: County of Riverside Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92502



COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment No.: 42886

Project Case: General Plan Amendment No. 1168 & Change of Zone No. 7904

Lead Agency Name: County of Riverside Planning Department Lead Agency Address: P. O. Box 1409, Riverside, CA 92502 Lead Agency Contact Person: John Earle Hildebrand III Lead Agency Telephone Number: (951) 955-1888

Applicant's Name: County of Riverside

Applicant's Address: 4080 Lemon Street, Riverside CA 92501

Applicant's Telephone Number: (951) 955-1888

I. PROJECT INFORMATION

A. Project Description:

A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD), change its General Plan Land Use Designation from Rural Residential (RR) to Light Industrial (LI) (0.25 – 0.60 FAR), and to change the southern parcel of the project site's Zoning Classification from R-R (Rural Residential) to M-SC (Manufacturing – Service Commercial), totaling 4.81 acres, located North of Ethanac Road and west of Highway 74, within the Mead Valley Area Plan.

- B. Type of Project: Site Specific ⊠; Countywide □; Community □; Policy □.
- C. Total Project Area: 4.81
- D. Assessor's Parcel Nos.: 345-070-037 and 345-070-038
- **E. Street References:** The project site is located northerly of Ethanac Road and westerly of Highway 74.
- F. Section, Township, and Range Description: Section 10, Township 5 South, Range 4 East
- G. Brief description of the existing environmental setting of the project site and its surroundings: The project site contains a 10,500 square-foot industrial building, a single-family home, and a mobile home. The project site is surrounded by a combination of scattered single-family residences to the west, vacant land to the east, a convenience store to the southeast, and an a light industrial use to the north.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use: This project includes a General Plan Amendment and Change of Zone only. There is no development plan associated with this project. This project will result in an amendment to the site's General Plan Foundation Component, Land Use Designation, and a Change of Zone in order to support future development. As a result, this project is consistent with the provisions of the Land Use Element.
- 2. Circulation: The project is consistent with the provisions of the Circulation Element.

- 3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
- 4. Safety: The project is consistent with the policies of the Safety Element.
- **5. Noise:** The project is consistent with the policies of the Noise Element.
- 6. Housing: The project is consistent with the policies of the Housing Element.
- 7. Air Quality: The project is consistent with the policies of the Air Quality Element.
- 8. Healthy Communities: The project is consistent with the policies of the Healthy Communities Element.
- B. General Plan Area Plan: Mead Valley
- C. General Plan Foundation Component (Existing): Rural (RUR)
- D. General Plan Land Use Designation (Existing): Rural Residential (R-R)
- E. General Plan Foundation Component (Proposed): Community Development (CD)
- F. General Plan Land Use Designation (Proposed): Light Industrial (LI) (0.25 0.60 FAR)
- G. Overlays: None
- H. Policy Areas: Highway 74 Good Hope
- I. Adjacent and Surrounding:
 - 1. Area Plan: Mead Valley to the north, south, east, and west.
 - 2. Foundation Component(s): Rural (RUR) on north, west, south, and east.
 - 3. Land Use Designation(s): Rural Residential (RR) to the north, west, south, and east.
 - 4. Overlay(s), if any: None
 - 5. Policy Area(s), if any: Highway 74 Good Hope
- J. Adopted Specific Plan Information
 - 1. Name and Number of Specific Plan, if any: None
 - 2. Specific Plan Planning Area, and Policies, if any: None
- K. Zoning (Existing): M-SC (Manufacturing Service Commercial) & R-R (Rural Residential)
- L. Zoning (Proposed): M-SC (Manufacturing Service Commercial)
- M. Adjacent and Surrounding Zoning: R-R (Rural Residential) to the north, west, south, and east

III. **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED** The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages. ☐ Aesthetics ☐ Hazards & Hazardous Materials ☐ Recreation ☐ Agriculture & Forest Resources ☐ Hydrology / Water Quality ☐ Transportation / Traffic Air Quality ☐ Land Use / Planning ☐ Utilities / Service Systems ☐ Biological Resources ☐ Mineral Resources ☐ Other: ☐ Cultural Resources Noise Other: ☐ Geology / Soils Mandatory Findings of Population / Housing Significance Greenhouse Gas Emissions Public Services IV. DETERMINATION On the basis of this initial evaluation: A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT **PREPARED** I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

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.

John Thedelrand	04/27/2016
Signature	Date

John Earle Hildebrand III, Principal Planner For: Steve Weiss, AICP – Planning Director

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Printed Name

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V. ENVIRONMENTAL ISSUES ASSESSMENT

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

			,	
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
 Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located? 				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?				
Source: Riverside County General Plan Figure 9 in Mead Va	alley Area F	Plan – "Sceni	c Highways	s "
Findings of Fact:				
a-b) Pursuant to the Riverside County General Plan Figure Highways" exhibit, the project site is located immediately adjudition.				
However, this is a programmatic level CEQA analysis. At this opportunity for physical disturbance of the site, as there is a project will result in amending the site's General Plan Founda Designation, and also a Change of Zone, which could eventu Should a development proposal or land use application for su site be submitted, a subsequent Environmental Analysis shimpacts. As a result, impacts associated with this project are	no association Compo ally lead to ubdividing, all be prep	ted developn onent, Gener developmen grading, or co pared, to ass	nent project al Plan Lar it on the pro onstruction sess the po	t. This and Use operty.
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: GIS database, Ord. No. 655 (Regulating Light Figure 6 in Mead Valley Area Plan – "Mt. Palomar Nighttime	Pollution), Ri Lighting Po	verside Cou licy"	unty Genera	al Plan
Findings of Fact:				
a) Pursuant to the Riverside County General Plan Figure 6 Nighttime Lighting Policy" exhibit, the project site is locate will be required to comply with Riverside County Ordinanc use of certain light sources from emitting light spread into glow, which can negatively affect astronomical observations	d within Zone e No. 655, w the night sky	e B. Any imp hich is inten , resulting in	olementing ided to rest	project rict the
This is a programmatic level CEQA analysis. At this opportunity for physical disturbance of the site, as there is project will result in amending the site's General Plan Found Designation, and also a Change of Zone, which could even Should a development proposal or land use application for site be submitted, a subsequent Environmental Analysis impacts. As a result, impacts associated with this project are	s no associated ation Compostually lead to subdividing, shall be prep	ted develops onent, Gene developmes grading, or o pared, to as	ment project ral Plan Lar nt on the pr construction sess the po	ot. This nd Use operty. n of the
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
3. Other Lighting Issues a) Create a new source of substantial light or glard which would adversely affect day or nighttime views in the area? 				
b) Expose residential property to unacceptable lightlevels?	t 🗆			\boxtimes
Source: On-site Inspection, Project Application Description				
Findings of Fact:				
a-b) A land use change from Rural – Rural Residential (R-will result in the implementation of more lighting at a subsequent restrictions will be reviewed in conjunction with plan.	ouild-out. Lig	hting requir	rements ar	nd any
This is a programmatic level CEQA analysis. At this opportunity for physical disturbance of the site, as there is project will result in amending the site's General Plan Found Designation, and also a Change of Zone, which could even Should a development proposal or land use application for site be submitted, a subsequent Environmental Analysis impacts. As a result, there will be no impacts.	s no associal dation Compe tually lead to subdividing,	ed develope onent, Gene developme grading, or o	ment projec eral Plan La nt on the pr constructior	ct. This nd Use operty. n of the

Page 6 of 37

Mitigation: No mitigation is required.

EA No. 42886

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
Monitoring: No monitoring is required.				
AGRICULTURE & FOREST RESOURCES Would the project	.4			
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and				\boxtimes
Monitoring Program of the California Resources Agency, to				,
non-agricultural use? b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?				\boxtimes
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 325 "Right-to-Farm")?				\boxtimes
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?				\boxtimes
a) Pursuant to the Riverside County General Plan Figure Coproject site is located within an area designated as "other la Conservation determines these designations based on sofarming related activities have historically not been conductiviable for future agriculture activities, due to the soil type at there is no impact.	nds". The (il types an ed at the p	California Sta nd land use. roject site, n	ite Departn Agricultur or is the lo	nent o al and ocation
b) There are no Williamson Act contracts on the site, ardesignations are Agriculture. There are no impacts.	nd neither	the zoning (nor the lar	nd use
c-d) The properties surrounding the project site include a muses. There are no properties zoned for commercial agricularms in the area. As a result, there are no impacts.	ixture of va Itural uses	cant land an and there a	d rural resi re no comi	dentia nercia
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources				\square

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Code costion 4500) and Calabata				·
Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of				\square
forest land to non-forest use?	٠	ш	ш	
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?				
Source: Riverside County General Plan Figure OS-3 "Parl Project Application Materials.	ks, Forests,	and Recrea	ation Areas	s," and
Findings of Fact:				
 a-c) Pursuant to the Riverside County General Plan Figure Areas" exhibit, the project site is not located within any design be no impacts. Mitigation: No mitigation is required. Monitoring: No monitoring is required. 	e OS-3 "Pa gnated fores	rks, Forests st lands. As a	, and Reci a result, the	reation ere will
Monitoring: No monitoring is required. AIR QUALITY Would the project				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			\boxtimes	
c) Result in a cumulatively considerable net increase				
of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?				\boxtimes
f) Create objectionable odors affecting a substantial number of people?				
Source: SCAQMD CEQA Air Quality Handbook		,		
Findings of Fact:				

a-f) The proposed land use change could result in a net increase in population and/or vehicle trips at build out, based upon the proposed land use change. However, the amount of increase is too speculative to provide a detailed analysis at this time.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
This is a programmatic level CEQA analysis. At this is opportunity for physical disturbance of the site, as there is project will result in amending the site's General Plan Found Designation, and also a Change of Zone, which could event Should a development proposal or land use application for site be submitted, a subsequent Environmental Analysis impacts. As a result, impacts associated with this project are Mitigation: No mitigation is required. Monitoring: No monitoring is required.	no associat ation Compo ually lead to subdividing, g hall be prep	ed developronent, General development grading, or coarsed, to asserted.	ment project ral Plan Lar nt on the pro- construction sess the po	t. This ad Use operty.
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	Ц			
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	LJ			
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?	Ц			
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			; 🛘	
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				\boxtimes
Source: GIS database, WRCMSHCP and/or CVMSHCP, C	n-site Inspe	ction	,	
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of Fact: a-g) County mapping shows that no parcels associated whabitat area designated under the WRMSHCP. Furthermore	the site is	nearly built-	out with a 1	0,500
square-foot industrial building, a single-family home, and previously approved building permits. This proposed land use	a mobile e change wi	home, all co ll have no im	onstructed pacts.	under
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
CULTURAL RESOURCES Would the project				
8. Historic Resourcesa) Alter or destroy a historic site?				\boxtimes
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?				\boxtimes
Source: On-site Inspection, Project Application Materials Findings of Fact:				
a-b) There are no known historic features located on the probeen previously disturbed through the issuance of severa square-foot industrial building, a single-family home, and a resource study will be determined at the time of any future in	l building p mobile hom	ermits to co	enstruct a finisher a finisher	10,500 istoric
be no impacts.				ere will
Mitigation: No mitigation is required.				ere will
•				ere will
Mitigation: No mitigation is required. Monitoring: No monitoring is required.				ere will
Mitigation: No mitigation is required. Monitoring: No monitoring is required. 9. Archaeological Resources			<u>⊠</u>	ere will
Mitigation: No mitigation is required. Monitoring: No monitoring is required. 9. Archaeological Resources a) Alter or destroy an archaeological site. b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations,				ere will
 Mitigation: No mitigation is required. Monitoring: No monitoring is required. 9. Archaeological Resources a) Alter or destroy an archaeological site. b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? c) Disturb any human remains, including those 				ere will