Vista Del Sol

Initial Study/Mitigated Negative Declaration

Lead Agency:

City of Rancho Mirage

69-825 Highway 111

Rancho Mirage, California 92270

Prepared by:

The Altum Group

44-600 Village Court, Suite 100

Palm Desert, CA 92260

February 2023

ENVIRONMENTAL INITIAL STUDY
VISTA DEL SOL

Project Title:	Vista Del Sol
City Project No:	Tentative Tract Map Case No. TTM22-0002 and Environmental Assessment Case No. EA22-0003 Tentative Tract Map No. 38222
Lead Agency Name and Address:	City of Rancho Mirage 69-825 Highway 111 Rancho Mirage, California 92270 Phone: (760) 328-2266
Applicant:	MBG Construction, LLC 72-011 Magnesia Falls Drive Rancho Mirage, California 92270
Contact Person:	Pilar Lopez - Senior Planner
Phone Number:	(760) 328-2266 X208
Project Location:	East side of Vista Del Sol, just east of Betty Ford Center and west of Vista Dunes Road
Accessor Parcel Number:	685-280-002 and 685-280-003
General Plan Designation:	Residential Estate (R-E) Zoning District
Zoning Designation:	Residential Estate (R-E) Zoning District

TABLE OF CONTENTS

ENVIRONMENTAL INITIAL STUDY 2
VISTA DEL SOL 2
CHAPTER 1: PROJECT DESCRIPTION 7
Project Location 7
Access and Parking 7
Utilities 7
Environmental Setting and Surrounding Land Uses 7
Other public agencies whose approval is required 8
CHAPTER 2: ENVIRONMENTAL ANALYSIS AND DETERMINATION 15
Determination: 17
1.1 Setting 18
1.2 Discussion of Impacts: 19
1.3 Mitigation Measures: 20
2 - Agriculture and Forestry Resources 21
2.1 Setting 21
2.2 Discussion of Impacts: 22
2.3 Mitigation Measures: 22
3 - Air Quality 23
3.1 Setting 23
3.2 Discussion of Impacts: 25
3.3 Mitigation Measures: 33
4 - Biological Resources 34
4.1 Setting 35
4.2 Discussion of Impacts: 35
4.3 Mitigation Measures: 37
5 - Cultural Resources 39
5.1 Setting 39
5.2 Discussion of Impacts: 40
5.3 Mitigation Measures: 41
6 - Energy 42
6.1 Setting 42
6.2 Discussion of Impacts**:** 42
6.3 Mitigation Measures: 43

7 - Geology and Soils 44
7.1 Setting 45
7.2 Discussion of Impacts: 45
7.3 Mitigation Measures: 47
8 – Greenhouse Gas Emissions 48
8.1 Setting 48
8.2 Discussion of Impacts: 49
8.3 Mitigation Measures: 51
9 - Hazards and Hazardous Materials 52
9.1 Setting 53
9.2 Discussion of Impacts: 53
9.3 Mitigation Measures: 54
10 - Hydrology and Water Quality 55
10.1 Setting 56
10.2 Discussion of Impacts: 56
10.3 Mitigation Measures: 58
11 - Land Use and Planning 59
11.1 Setting 59
11.2 Discussion of Impacts: 59
11.3 Mitigation Measures: 59
12 - Mineral Resources 60
12.1 Setting 60
12.2 Discussion of Impacts: 60
12.3 Mitigation Measures: 60
13 - Noise 61
13.1 Setting 61
13.2 Discussion of Impacts: 62
13.3 Mitigation Measures: 64
14 - Population and Housing 65
14.1 Setting 65
14.2 Discussion of Impacts: 65
14.3 Mitigation Measures: 65
15 - Public Services 66
15.1 Setting 66
15.2 Discussion of Impacts: 67

15.3 Mitigation Measures:.....68
16 - Recreation.....69
16.1 Setting.....69
16.2 Discussion of Impacts:.....69
16.3 Mitigation Measures.....69
17 - Transportation.....70
17.1 Setting.....70
17.2 Discussion of Impacts:.....70
17.3 Mitigation Measures:.....71
18 - Tribal Cultural Resources.....72
18.1 Setting.....72
18.2 Discussion of Impacts:.....73
18.3 Mitigation Measures:.....73
19 - Utilities and Service Systems.....75
19.1 Setting.....76
19.2 Discussion of Impacts:.....76
19.3 Mitigation Measures:.....78
20 - Wildfire.....79
20.1 Setting.....79
20.2 Discussion of Impacts:.....79
20.3 Mitigation Measures:.....80
21 - Mandatory Findings of Significance.....81
20.1 Discussion of Impacts:.....81
21.3 Mitigation Measures:.....82
Chapter 3: References.....89
Chapter 4: Appendices.....90
Chapter 5: Report Preparers.....90

TABLES

Table 1 Salton Sea Air Basin Attainment Status 24
Table 2 SCAQMD Air Quality Significance Thresholds[1] 24
Table 3 Construction-Related Regional Pollutant Emissions 27
Table 4 Regional Operational Pollutant Emissions 29
Table 5 Maximum Number of Acres Disturbed Per Day 30
Table 6 Local Construction Emissions at the Nearest Receptors 30
Table 7 Local Operational Emissions 31
Table 8 Project-Related Greenhouse Gas Emissions 50
Table 9 Mitigation Monitoring and Reporting Program 79

EXHIBITS

Exhibit 1 Regional Location Map 9
Exhibit 2 Project Vicinity Map 10
Exhibit 3 Site Photos 11
Exhibit 4 Tentative Tract Map No.38222 14

CHAPTER 1: PROJECT DESCRIPTION

Recirculation

In accordance with Chapter 3, Section 15105 of the California Environmental Quality Act (CEQA) Guidelines, the Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) was previously circulated from December 21st, 2022 to January 10th, 2023. The Draft IS/MND is being recirculated in response to a comment letter received from the California Department of Fish and Wildlife (CDFW) that identified the agency as a Responsible Agency for the Project. This revised Draft IS/MND for recirculation has been revised to include recommended mitigation measures that were received from the CDFW on October 31, 2022 and the Agua Caliente Band of Cahuilla Indians on January 26th, 2023. Text that has been ~~striked~~ out will be removed in the Final Mitigated Negative Declaration and text that has been underlined will be included in the Final MND. The comment letters received to date (January 30th, 2023) are included in Appendix F.

Project Location

The proposed Project is located along the east side of Vista Del Sol, just east of Eisenhower Medical Center and west of Vista Dunes Road in the City of Rancho Mirage, Riverside County, California (Exhibit 1, Regional Location Map; Exhibit 2, Project Vicinity Map; and Exhibit 3, Site Photos).

The proposed Project includes a Tentative Tract Map No. 38222 (TTM) to divide the two existing parcels (APNs 685-280-002 and -003) into eight (8) residential lots and three (3) lettered lots including a private street as shown on Exhibit 4, Tentative Tract Map No. 38222. The subject site is 10.12 gross acres and has the underlying zoning designation of Residential Estate (R-E). The residential lot sizes range from 43,700 square feet (s.f.) to 66,229 s.f.

Access and Parking

Access to the Project site would be provided by a proposed driveway on Vista Del Sol, which would allow cars onto a proposed private street with a cul-de-sac located in the middle of the Project site. The proposed private street would provide access to each home on the site.

Utilities

Electric service would be provided to the Project site by Rancho Mirage Energy Authority (RMEA) and Southern California Edison (SCE). Natural gas service would be provided to the Project site by Southern California Gas Company (SoCalGas). Water and sewer service would be provided to the Project by Coachella Valley Water District (CVWD).

Environmental Setting and Surrounding Land Uses

Under existing conditions, the Project site primarily supports undeveloped, vacant land that is generally consistent with naturally-occurring native habitats in the immediately surrounding area. The Project site contains a creosote bush scrub plant community, which includes non-native, ornamental plant species such as hoary saltbush, desert croton, sweetbush, fanleaf crinklemat, desert tea, Mediterranean grass, and mustard. Below is a list of the land uses that surround the Project site.

West: Vista Del Sol and beyond is vacant, undeveloped land

North: Vacant, undeveloped land

South: Vacant, undeveloped land

East: Single-family residences

Other public agencies whose approval is required

Colorado River Basin Regional Water Quality Control Board (NPDES Permit) and Coachella Valley Water District (domestic water and sewer connections).



1 IN = 3 MI

The Altum Group

Regional Location Map

Vista Del Sol

Exhibit

1



1 IN = 0.1 MI

The Altum Group

Project Vicinity Map

Vista Del Sol

Exhibit

2



The Altum Group

Site Photos

Vista Del Sol

Exhibit

3

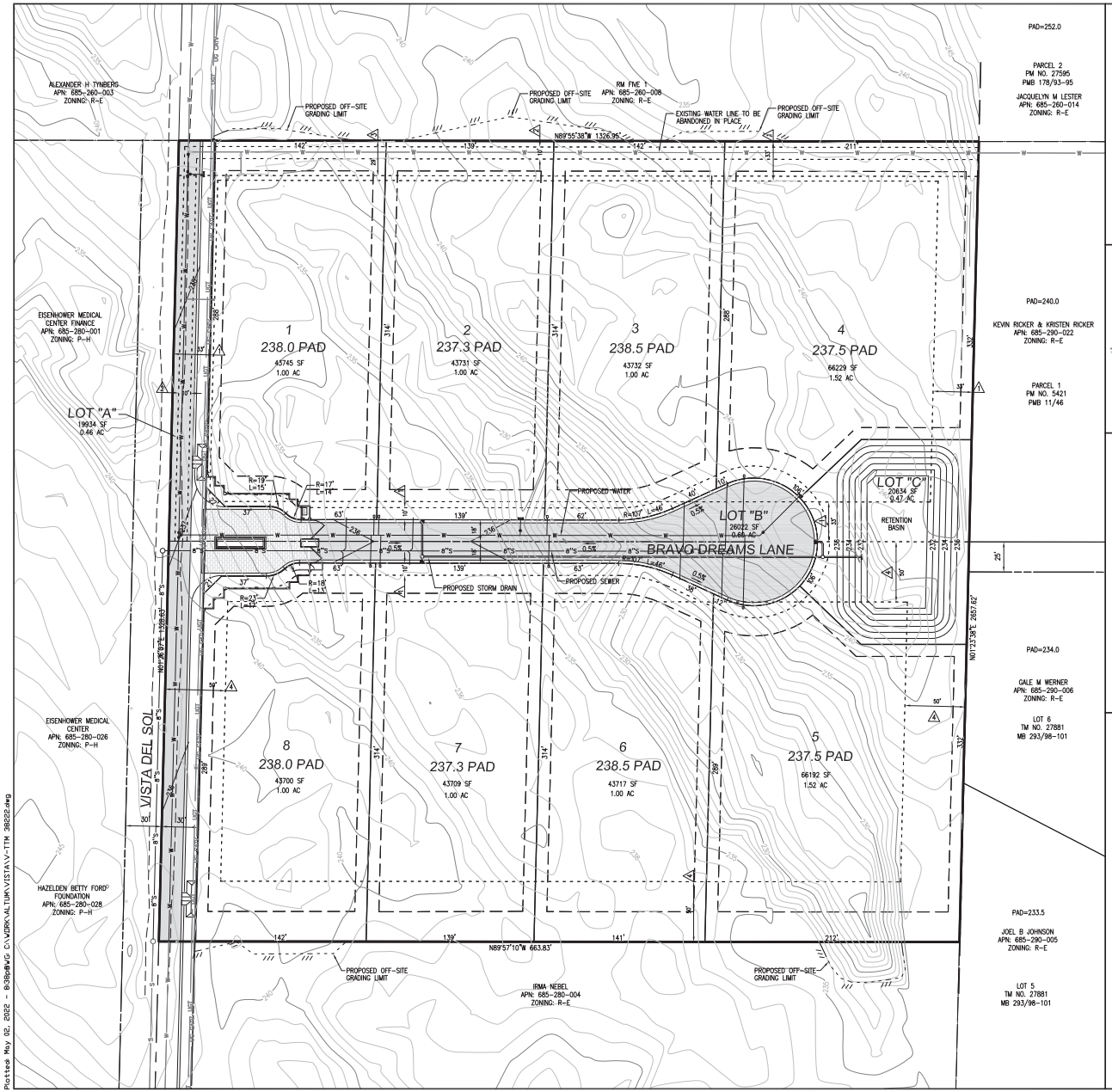

1


2

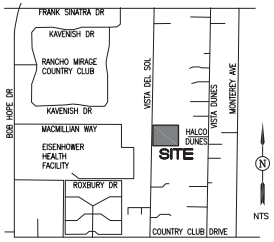

3

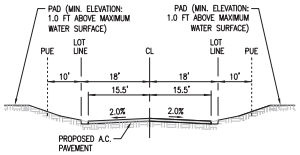

4


5



VICINITY MAP





LOT "B" SECTION PROPOSED
NOT TO SCALE

EASEMENT NOTES

1. A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED APRIL 01, 1958 AS INSTRUMENT NO. 23556 OF OFFICIAL RECORDS. (TO BE VACATED BY FINAL MAP)
2. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 11, 1961 AS BOOK 2961, PAGE 412 OF OFFICIAL RECORDS. (TO BE VACATED BY A SEPARATE DOCUMENT)
3. AN EASEMENT FOR BUILD AND MAINTAIN A PERMANENT UNDERGROUND PIPELINE WITH ALL FIXTURES, DEVISEES, AND APPURTENANCES USED OR USEFUL IN THE OPERATION OF SAID PIPELINE, THROUGH, OVER, UNDER, ALONG, AND ACROSS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 28, 1963 AS INSTRUMENT NO. 67949 OF OFFICIAL RECORDS. (TO BE VACATED BY A SEPARATE DOCUMENT)
4. A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED NOVEMBER 29, 1963 AS INSTRUMENT NO. 125873 OF OFFICIAL RECORDS. (TO BE VACATED BY FINAL MAP)
5. A PROPOSED EASEMENT FOR PUBLIC UTILITY PURPOSES

LEGEND

- EASEMENT
- RIGHT OF WAY LINES
- STREET CENTERLINE
- W — EXISTING UNDERGROUND WATER LINE
- W — PROPOSED WATER LINE
- 8"S — PROPOSED 8" SEWER LINE
- A.C. PAVEMENT
- COBBLE LINED SWALE BASIN

GRAPHIC SCALE
SCALE 1"=40'
0 20 40 80 120 160

IN THE CITY OF RANCHO MIRAGE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 38222

BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, T5S, R6E, SBM

OWNER/DEVELOPER

MBG CONSTRUCTION, LLC
72670 FRED WARING DRIVE, SUITE 201
PALM DESERT, CA 92260
CLAUDIO BRAVO, PRESIDENT
claudiobravorazo@gmail.co
TEL: (760) 902-7549

ENGINEER/SURVEYOR

TUNG HSIEH, PE, PLS
THE ALTUM GROUP
44600 VILLAGE COURT, SUITE 100
PALM DESERT, CA 92260
TEL: (760) 346-4750

SERVICES

SEWER AND WATER:	
COACHELLA VALLEY WATER DISTRICT	PHONE: (760) 501-8100
GAS:	
THE GAS COMPANY	PHONE: (909) 335-7706
ELECTRIC:	
SOUTHERN CALIFORNIA EDISON	PHONE: (800) 655-4555
TELEPHONE:	
FRONTIER COMMUNICATIONS	PHONE: (760) 778-3620
CABLE TV:	
SPECTRUM	PHONE: (760) 340-2225
USA:	
UNDERGROUND SERVICE ALERT	PHONE: (800) 422-4133
SCHOOL:	
DESERT SANDS SCHOOL DISTRICT	PHONE: (760) 777-4200

APN

685-280-002 AND 685-280-003

ZONING

EXISTING/PROPOSED: PE, RESIDENTIAL ESTATE 1DU/AC

LAND USE

EXISTING: VACANT
PROPOSED: SINGLE FAMILY DEWELLINGS

SETBACK

FRONT: 25'
SIDE: 10' SIDE STREET: 15'
REAR: 25'

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 6 EAST, S.B.M.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THE SURVEY IS THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 6, NAD 83 (2007.0 EPOCH ADJUSTMENT) BASED ON LOCAL CONTROL STATIONS BETWEEN THE CITY OF RANCHO MIRAGE RM 51 AND RM 12 BEING "N40°01'31"W" AS PER THE CITY OF RANCHO MIRAGE BENCHMARK LOCATION MAP DATA SHEET.

BENCH MARK

CITY OF RANCHO MIRAGE RM 51:
ELEVATION = 252.523, NAVD88 DATUM.
AT THE SOUTHERLY E.C.R., SOUTHWESTERLY CURB RETURN OF VISTA DUNES ROAD AND ASCONA TERRACE.

GENERAL NOTES

1. TOTAL AREA – 10.12 AC± ACRES, GROSS.
2. EXISTING SITE – VACANT.
3. SEWAGE DISPOSAL AND WATER SUPPLY TO BE PROVIDED BY COACHELLA VALLEY WATER DISTRICT.
4. FEMA FLOOD ZONE– FLOOD ZONE X: AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAN PER FIRM MAP NO. 06065C1595G EFFECTIVE DATE AUGUST 28, 2008.
5. TENTATIVE TRACT MAP NO. 38222 CONTAINS 8 RESIDENTIAL LOTS.

DATE	REVISIONS

PREPARED BY:
• Engineering • Planning
• Survey • Environmental
The Altum Group
44-600 Village Court, Suite 100, Palm Desert, CA 92260
t. 760.346.4750 TheAltumGroup.com f. 760.340.0089

SHEET NO. 1
OF 1

Plotted: May 02, 2022 - 8:08am @ VG: C:\WORK\ALTUM\VISTAV-TTM 38222.dwg

May 02, 2022 - TENTATIVE TRACT MAP NO. 38222 SUBMITTAL

CHAPTER 2: ENVIRONMENTAL ANALYSIS AND DETERMINATION

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

Evaluation of Environmental Impacts:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) 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. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify: a) the significance criteria or threshold, if any, used to evaluate each question; and b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Determination: (To be completed by the Lead Agency) On the basis of this initial evaluation:

☐ 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 have been made by 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.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ _____

Pilar Lopez, Senior Planner
City of Rancho Mirage

Date:

Environmental Checklist and Discussion:

The following checklist evaluates the proposed Project's potential adverse impacts. For those environmental topics for which a potential adverse impact may exist, a discussion of the existing site environment related to the topic is presented followed by an analysis of the Project's potential adverse impacts. When the Project does not have any potential for adverse impacts for an environmental topic, the reasons why there are no potential adverse impacts are described.

1 - Aesthetics

AESTHETICS -- Would the project**:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Sources: Rancho Mirage General Plan 2017; Rancho Mirage Zoning Ordinance, as amended; Officially Designated State Scenic Highways Map, Caltrans.

1.1 Setting

The Coachella Valley and the Project site are distinguished by the low-lying desert valley floor surrounded by the high terrain of the San Jacinto, San Bernardino, Little San Bernardino, and Santa Rosa Mountains. These contrasting viewsheds result in open space and mountain scenery that is a major component of the aesthetic quality of the area. The San Jacinto, San Bernardino and Santa Rosa Mountains Ranges rise over the valley floor at elevations consisting of 11,489

feet (3,502 meters) 8,716 feet (2,657 meters), 10,834 feet (3,302 meters), respectively. Views from the subject site include the San Jacinto Mountains (to the west and southwest), Santa Rosa Mountains (to the southwest), San Bernardino Mountains (to the north and northwest), and the Little San Bernardino Mountains (to the northeast). Views of the San Jacinto (west and southwest) and Santa Rosa Mountains (southwest) are clearly visible from the Project site. Views of the San Bernardino (north and northwest) and Little San Bernardino Mountains (northeast) are slightly visible but primarily obstructed by existing development and topography.

1.2 Discussion of Impacts:

a) Less than Significant.
Scenic views of the San Jacinto Mountains occur to the west, south, and southwest; views of the San Bernardino Mountains occur to the north and northwest; and, views of the Little San Bernardino Mountains occur at great distance to the northeast. Surrounding the Project site, views of the lower elevations of the aforementioned are partially blocked due to existing development and distance from the mountains; however, views of the middle and upper elevations of these mountains are kept visibly intact.

The Project site is located in a semi-developed urban area of the City and surrounded by vacant, undeveloped land and residential homes. Development allowable under the proposed Project would be similar in nature to the existing residential development to the east, and would therefore not impede views of, or otherwise substantively affect scenic vistas or access to scenic vistas. Prior to development of the Project site, the City will review and approve the proposed architectural plans to ensure the proposed development meets the City's development standards for the Residential Estate land use designation.

Based on the preceding, the Project would not have a substantial adverse effect on scenic vistas and impacts would be less than significant.

b) Less than Significant.
According to the City's General Plan, the majority of the City's roadways provide views to the San Jacinto and San Bernardino Mountains; however, no surrounding roadways are designated by the state as scenic highways. Furthermore, according to the California Scenic Highway Program, SR-111, which is located approximately 1.7 miles southwest of the Project site, is classified as Eligible Scenic Highway – Not Officially Designated. Due to the distance and existing development between SR-111 and the Project site, the Project site is not visible to vehicles driving along SR-111. In addition, there are no historic buildings nor any unique geologic or topographic features such as rock outcrops, bodies of water, ridges or canyons found on or within the Project site. Therefore, due to topography and intervening development, the proposed Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Impacts would be less than significant.

c) Less than Significant.
As mentioned previously, the Project site is located in a semi-urbanized area. Implementation of the Project would result in the visual conversion of the site from vacant, undeveloped land to eight single-family homes. The Project would be compatible with the size, scale, and aesthetic features of other existing single-family homes located to the east of the Project site. Furthermore, the Project would be required to comply with the applicable development standards and design guidelines in the City of Rancho Mirage Municipal Code, which regulates the visual quality of new development and ensures that new development does not detract from any scenic attributes/qualities in the surrounding

area. Because the Project is located in a semi-urbanized area and because the Project would not conflict with applicable zoning and other regulations governing scenic quality, impacts would be less than significant.

d) Less than Significant.
Under existing conditions, the Project site contains no sources of artificial lighting. The Project would introduce new sources of lighting, including streetlights and security lighting. Subject to City review and approval, all Project lighting would be required to conform to regulations, guidelines, and standards established under the City's Municipal Code Section 17.18.050, Exterior glare, heat, and light, which ensures adequate lighting for public safety while also minimizing light pollution and glare and public nuisances. Mandatory compliance with the City's Municipal Code would ensure that the Project would not introduce any permanent design features that would adversely affect day or nighttime views in the area. Impacts would be less than significant.

1.3 Mitigation Measures: None required.

2 - Agriculture and Forestry Resources

AGRICULTURE AND FORESTRY **RESOURCES** – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of forest land, timberland, or timberland zoned Timberland Production?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Sources: Rancho Mirage General Plan 2017; California Department of Conservation, Farmland Mapping & Monitoring Program, 2016; Riverside County Map My County, 2021

2.1 Setting

The City of Rancho Mirage contains no agricultural or forest lands, and no lands are designated for agricultural or forestry purposes in the General Plan. Agricultural production occurs in the eastern Coachella Valley, more than 10 miles east of the City.

According to California Development Conservation (CDC), the majority of the Project site is “Other Land” and a sliver of the western edge of the site is “Urban and Built-Up Land.”

2.2 Discussion of Impacts:

a-e) No Impact.

The Project site is on two undeveloped parcels, and according to the General Plan, the City of Rancho Mirage does not contain any agricultural lands nor is it zoned for agricultural or forestry land uses; therefore, the Project would not cause impacts to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) nor would it conflict with the Williamson Act. Furthermore, the proposed Project is located in an urbanized area that is not classified as forestland or timberland and would not result in the conversion of farmland to non-agricultural uses. No impacts would occur.

2.3 Mitigation Measures: None required.

3 - Air Quality

AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) 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?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Sources: TTM 38222 Air Quality and Greenhouse Gas Impact Study, MD Acoustics, April 26, 2022 (Appendix A)

3.1 Setting

Both the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. These ambient air quality standards contain established levels of contaminants representing safe levels that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards include “criteria pollutants” based on the documented effects on human health. Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas.

CARB divides the state into air basins that share similar meteorological and topographical features. The Project site is located in the City of Rancho Mirage within the County of Riverside. The County of Riverside, including the City of Rancho Mirage and the Project site, is located within the Salton Sea Air Basin (SSAB), which is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). All development within the SSAB is subject to SCAQMD’s 2016 Air Quality Management Plan (2016 AQMP) and the 2003 Coachella Valley PM10 State Implementation Plan (2003 CV PM10 SIP). The SCAQMD operates and maintains regional air quality monitoring stations at numerous locations throughout its jurisdiction. The Project site is located within Source Receptor Area (SRA) 30, which includes monitoring stations in Palm Springs and Indio.

As shown in Table 1, Salton Sea Air Basin Attainment Status, below, the SSAB has been designated by the EPA as a federal non-attainment area for ozone and fine particulate matter (PM10). Currently, the Basin is in attainment with the national ambient air quality standards for carbon monoxide (CO), sulfur dioxide (SO2), nitrogen dioxide (NO2), and fine particulate matter (PM2.5). The Basin has been designated by the California Air Resources Board (CARB) as a non-attainment area for Ozone and PM10.

Table 1 Salton Sea Air Basin Attainment Status

Pollutant	State Status	National Status
Ozone	Nonattainment	Nonattainment
Carbon monoxide	Attainment	Unclassified/Attainment
Nitrogen dioxide	Attainment	Unclassified/Attainment
Sulfur dioxide	Attainment	Unclassified/Attainment
PM10	Nonattainment	Nonattainment
PM2.5	Attainment	Unclassified/Attainment

Source (Federal and State Status): California Air Resources Board & https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations (2018 & 2019).

Many air quality impacts that derive from dispersed mobile sources, which are the dominate pollution generators in the basin, often occurs hours later and miles away after photochemical processes have converted primary exhaust pollutants into secondary contaminants such as ozone. The incremental regional air quality impact of an individual project is generally very small and difficult to measure. Therefore, the SCAQMD has developed significance thresholds based on the volume of pollution emitted rather than on actual ambient air quality because the direct air quality impact of a project is not quantifiable on a regional scale. The SCAQMD CEQA Handbook states that any project in the SSAB with daily emissions that exceed any of the identified significance thresholds should be considered as having an individually and cumulatively significant air quality impact. A regional air quality impact would be considered significant if emissions exceed the SCAQMD significance thresholds identified in Table 2, SCAQMD Air Quality Significance Thresholds, below.

Table 2 SCAQMD Air Quality Significance Thresholds[1]

Mass Daily Thresholds		
Pollutant	**Construction (lbs/day)**	**Operation (lbs/day)**
NOx	100	100
VOC	75	75
PM10	150	150
PM2.5	55	55
SOx	150	150
CO	550	550
Lead	3	3

Notes:
[1] Source: http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf

3.2 Discussion of Impacts:

a) Less than Significant Impact.

The SCAQMD has established the AQMP to achieve State and Federal air quality standards. On June 30, 2016, the SCAQMD released its Draft 2016 AQMP. The Plan was approved by the California Environmental Protection Agency (CA EPA) on June 15, 2017. Therefore, the applicable air quality plan for the Project is the SCAQMD 2016 AQMP. The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The pollutant reducing mechanisms in the AQMP are based, in part, on urban growth projections estimated by the SCAG. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

1. Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

2. Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Below, Criterion 1 and Criterion 2 are discussed.

Criterion 1 - Increase in the Frequency or Severity of Violations?

Based on the air quality modeling analysis completed for the Project, short-term Project-related construction activities would not exceed applicable regional thresholds of significance established by the SCAQMD (see Table 3 below). The Project will be required to comply with SCAQMD Rules 403 and 403.1 in regard to the reduction of fugitive dust emissions. Furthermore, the Project would not exceed applicable Localized Significance Thresholds (LSTs) established by the SCAQMD (see Table 6 below). As such, Project construction-source emissions would not conflict with the SCAQMD AQMP. Project construction source emissions would not cause or substantially contribute to violation of the CAAQS or NAAQS.

Based on the air quality modeling analysis completed for the Project, long-term Project operations would not exceed applicable regional thresholds of significance established by the SCAQMD and would not result in a significant cumulative impact (see Table 4 below). Project operational-source emissions would not result in or cause a significant localized air quality impact. Additionally, Project-related trips would not cause or result in CO concentrations exceeding applicable state and/or federal standards. Therefore, the Project would not exceed air pollutant concentration standards and is found to be consistent with the AQMP for Criterion 1.

Criterion 2 - Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the Project are based on the same forecasts as the AQMP. The 2016-2040 Regional Transportation/Sustainable Communities Strategy prepared by the SCAG (SCAG 2016) includes chapters on: the challenges in a changing region,

creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this Project, the City of Rancho Mirage Land Use Plan defines the assumptions that are represented in the AQMP.

Regional population, housing, and employment projections developed by SCAG, are based in part on the City's General Plan land use designations. These projections form the foundation for the emissions inventory of the AQMP. These demographic trends are incorporated into the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy compiled by SCAG, to determine priority transportation projects and determine vehicle miles traveled within the SCAG region.

The proposed Project has a current land use classification of Residential Estate according to the City of Rancho Mirage Land Use and Zoning Map. The proposed Project is to develop the site with eight single-family residences. Therefore, the proposed Project would not result in an inconsistency with the land use designation in the City's General Plan. Therefore, the proposed Project is not anticipated to exceed the AQMP assumptions for the Project site and is found to be consistent with the AQMP for the second criterion.

Based on the above, the Project would not result in an inconsistency with the SCAQMD AQMP. Therefore, a less-than-significant impact will occur in relation to implementation of the AQMP.

b) Less than Significant Impact.

The Project consists of the development of eight single-family homes. Construction of the eight single-family homes is anticipated to begin early 2023 and to be completed by early 2024.

The nearest sensitive receptors to the Project site that may be impacted by the development of the Project is the single-family residence 120 feet (36 meters) east of the Project site. CalEEMod (Version 2020.4.0) software was utilized to analyze short-term construction and long-term operational related impacts of the Project. The model is considered to be an accurate and comprehensive tool for quantifying air quality and GHG emissions impacts from land use projects throughout California and is recommended by the SCAQMD.

Construction-Related Impacts

The Project would be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rules 403 and 403.1 establish these procedures. Compliance with these rules is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent and stabilizing ground cover on finished sites. In addition, any operator applying for a grading permit, or a building permit for an activity with a disturbed surface area of more than 5,000 square feet, shall not initiate any earth-moving operations unless a Fugitive Dust Control Plan has been

prepared pursuant to the provisions of the Coachella Valley Fugitive Dust Control Handbook and approved by the City. It is anticipated that the Project Applicant would obtain and prepare the required Fugitive Dust Control Plan.

Regional Impacts

The phases of construction activities that were analyzed for the Project include site preparation, grading, building construction, paving, and the application of architectural coatings. The construction-related criteria pollutant emissions for each phase are shown below in Table 3, Construction-Related Regional Pollutant Emissions. Table 3 also shows the combined emissions from building construction, paving and architectural coating phases of construction as it is possible that these phases could occur simultaneously. Table 3 shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less-than-significant regional air quality impact would occur from construction of the Project.

Table 3 Construction-Related Regional Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO_2	PM10	PM2.5
Grading						
On-Site[2]	3.62	38.84	29.04	0.06	5.22	2.93
Off-Site[3]	0.07	0.05	0.76	0.00	0.22	0.06
Total	**3.70**	**38.90**	**29.80**	**0.06**	**5.45**	**2.99**
Building Construction						
On-Site[2]	1.71	15.62	16.36	0.03	0.81	0.76
Off-Site[3]	0.22	1.06	2.21	0.01	0.69	0.20
Total	**1.92**	**16.67**	**18.58**	**0.04**	**1.50**	**0.96**
Paving						
On-Site[2]	1.36	10.19	14.58	0.02	0.51	0.47
Off-Site[3]	0.05	0.04	0.53	0.00	0.17	0.05
Total	**1.41**	**10.23**	**15.11**	**0.02**	**0.68**	**0.51**
Architectural Coating						
On-Site[2]	6.79	1.30	1.81	0.00	0.07	0.07
Off-Site[3]	0.03	0.02	0.35	0.00	0.11	0.03
Total	**6.83**	**1.33**	**2.16**	**0.00**	**0.18**	**0.10**
Total of overlapping phases[4]	**10.16**	**28.22**	**35.85**	**0.06**	**2.36**	**1.57**
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Exceeds Thresholds	No	No	No	No	No	No

Notes:
[1]Source: CalEEMod Version 2020.4.0
[2]On-site emissions from equipment operated on-site that is not operated on public roads.
[3]Off-site emissions from equipment operated on public roads.
[4]Construction, architectural coatings and paving phases may overlap.

Operations-Related Impacts

The greatest cumulative operational impact on the air quality to the SSAB would be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development. In accordance with SCAQMD methodology, projects that do not exceed SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact.

Regional Impacts

The potential operations-related air emissions have been analyzed below for the criteria pollutants and cumulative impacts. The operations related criteria air quality impacts created by the Project have been analyzed through use of the CalEEMod model and based on the proposed eight single-family residential homes. The CalEEMod model analyzes operational emissions from area sources, energy usage, and mobile sources. The operating emissions were based on the year 2023, which is the anticipated opening year for the Project.

Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from the proposed Project. The vehicle trips associated with the proposed Project are based upon the trip generation rates give in the Traffic Scoping Agreement (Integrated Engineering Group) which uses the ITE 10th Trip Generation Manual.

The program then applies the emission factors for each trip which is provided by the EMFAC2017 model to determine the vehicular traffic pollutant emissions. The CalEEMod default trip lengths were used in this analysis. Please see CalEEMod output comments sections in Appendix A and B of the Air Quality/GHG Report (*Appendix A*) for details.

Area Sources

Area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment.

Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied after January 1, 2014 will be limited to an average of 50 grams per liter or less for buildings and 100 grams per liter or less for parking lot striping; however, no changes were made to the CalEEMod architectural coating default values.

Energy Usage

Energy usage includes emissions from the generation of electricity and natural gas used on-site. 2020.4.0 CalEEMod defaults were utilized.

Project Impacts

The Project would result in a long-term increase in air quality emissions due to Project-generated vehicle trips and ongoing operation of the Project. The summer and winter emissions created by the proposed Project's long-term operations were calculated and

the highest emissions from either summer or winter are summarized in Table 4, Regional Operational Pollutant Emissions:

Table 4 Regional Operational Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)[1]					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources[2]	2.78	0.20	5.32	0.01	0.69	0.69
Energy Usage[3]	0.01	0.06	0.03	0.00	0.01	0.01
Mobile Sources[4]	0.26	0.31	2.70	0.01	0.62	0.17
Total Emissions	**3.05**	**0.57**	**8.05**	**0.02**	**1.32**	**0.87**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Exceeds Threshold?	No	No	No	No	No	No

Notes:
[1]Source: CalEEMod Version 2020.4.0
[2]Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
[3]Energy usage consists of emissions from on-site natural gas usage.
[4]Mobile sources consist of emissions from vehicles and road dust.

The data provided in Table 4 above shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less-than-significant regional air quality impact would occur from operation of the Project.

Cumulative Impacts

Cumulative projects include local development as well as general growth within the Project site. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered would cover an even larger area. Accordingly, the cumulative analysis for the Project's air quality must be generic by nature.

The Project area is out of attainment for ozone and particulate matter (PM10). Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the Salton Sea portion of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell would be the incremental addition of pollutants mainly from increased traffic volumes from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality would be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. With respect to long-term emissions, the Project would result in a less-than-significant cumulative impact.

c) Less than Significant Impact.
Construction-Related Local Impacts

Construction-related air emissions may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Salton Sea portion of the South Coast Air Basin. The proposed Project has been analyzed for the potential local air quality impacts created from: construction-related fugitive dust and diesel emissions; from toxic air contaminants; and from construction-related odor impacts.

The emission thresholds were calculated based on the Coachella Valley SRA 30 and a disturbance value of two acres per day (see Table 5). According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25-meter thresholds. The nearest sensitive receptor is the existing single-family residence located approximately 120 feet (~36 meters) to the east of the Project site; however, the SCAQMD Look-up Tables for 25 meters was used for conservative purposes. As shown in Table 6, none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptors. Therefore, impacts would be less than significant.

Table 5 Maximum Number of Acres Disturbed Per Day

Activity	Equipment	Number	Acres/8hr-day	Total Acres
Grading	Excavators	2	0.5	1.0
	Graders	1	0.5	0.5
	Rubber Tired Dozers	1	0.5	0.5
	Scrapers	2	0.5	1.0
	Tractors/Loaders/Backhoes	2	0.5	1.0
Total Per Phase				4.0

Notes:
[1]Source: CalEEMod output and South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds.
http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/caleemod-guidance.pdf?sfvrsn=2

Table 6 Local Construction Emissions at the Nearest Receptors

Phase	On-Site Pollutant Emissions (pounds/day)[1]			
	NOx	CO	PM10	PM2.5
Grading	38.84	29.04	5.22	2.93
Building Construction	15.62	16.36	0.81	0.76
Paving	10.19	14.58	0.51	0.47
Architectural Coating	1.30	1.81	0.07	0.07
Total of overlapping phases	**27.11**	**32.76**	**1.39**	**1.30**
SCAQMD Threshold for 25 meters (82 feet) or less[2]	**191**	**1,299**	**7**	**5**

Notes:
[1]Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for two acres, to be conservative, in Coachella Valley Source Receptor Area (SRA 30). Project will disturb a maximum of 4.0 acres per day (see Table 7 of Appendix A).
[2]The nearest sensitive receptor is located 35 meters east; therefore, the 25-meter threshold has been used.

Operations-Related Local Impacts

Table 7, Local Operational Emissions, shows the calculated emissions for the proposed operational activities compared with appropriate LSTs. The LST analysis only includes on-site sources; however, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in Table 7 include all on-site Project-related stationary sources and 10% of the Project-related new mobile sources. This percentage is an estimate of the amount of Project-related new vehicle traffic that will occur on-site.

Table 7 Local Operational Emissions

On-Site Emission Source	On-Site Pollutant Emissions (pounds/day)[1]			
	NOx	**CO**	**PM10**	**PM2.5**
Area Sources[2]	0.20	5.32	0.69	0.69
Energy Usage[1]	0.06	0.03	0.01	0.01
On-Site Vehicle Emissions[4]	0.03	0.27	0.06	0.02
Total Emissions	**0.29**	**5.62**	**0.76**	**0.71**
SCAQMD Threshold for 25 meters (82 feet)[5]	**191**	**1,299**	**2**	**2**
Exceeds Threshold?	No	No	No	No

Notes:
[1]Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for one acre, to be conservative, in Coachella Valley Source Receptor Area (SRA 30).
[2]Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
[3]Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
[4]On-site vehicular emissions based on 1/10 of the gross vehicular emissions and road dust.
[5]The nearest sensitive receptor is located 35 meters east; therefore, the 25 meter threshold has been used.

Table 7 indicates that the local operational emission would not exceed the LST thresholds at the nearest sensitive receptors, located adjacent to the Project. Therefore, the Project would result in less-than-significant localized operational emissions.

Local CO Hotspot Impacts from Project-Generated Vehicular Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing the future

[1] The project site is approximately 0.09 miles in length at its longest point; therefore the on-site mobile source emissions represent approximately 1/77th of the shortest CalEEMod default distance of 6.9 miles. Therefore, to be conservative, 1/10th the distance (dividing the mobile source emissions by 10) was used to represent the portion of the overall mobile source emissions that would occur on-site.

without and with project CO levels to the state and federal CO standards of 20 parts per million (ppm) over one hour or 9 ppm over eight hours.

To determine if the proposed Project could cause emission levels in excess of the above CO standards, a sensitivity analysis is typically conducted to determine the potential for CO "hot spots" at a number of intersections in the general Project vicinity. Because of reduced speeds and vehicle queuing, "hot spots" potentially can occur at high traffic volume intersections with a Level of Service E or worse.

Micro-scale air quality emissions have traditionally been analyzed in environmental documents where the air basin was a non-attainment area for CO. However, the SCAQMD has demonstrated in the CO attainment re-designation request to EPA that there are no "hot spots" anywhere in the air basin, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in Riverside County. If the worst-case intersections in the air basin have no "hot spot" potential, any local impacts will be below thresholds.

CalEEMod output showed that the Project would generate 82 average daily trips. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. The volume of traffic at project buildout would be well below 100,000 vehicles and below the necessary volume to even get close to causing a violation of the CO standard. Therefore, no CO "hot spot" modeling was performed and no significant long-term air quality impact is anticipated to local air quality with the on-going use of the proposed Project.

In conclusion, the Project would not expose sensitive receptors to substantial pollutant concentrations and impacts would be less than significant.

d) **Less than Significant Impact**.
Construction-Related Odor Impacts

Potential sources that may emit odors during Project construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the Project construction process are of short-term in nature and the odor emissions are expected cease upon the drying or hardening of the odor producing materials. Diesel exhaust and VOCs would be emitted during construction of the Project, which are objectionable to some; however, emissions would disperse rapidly from the Project site and therefore should not reach an objectionable level at the nearest sensitive receptors. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed Project.

Operational-Related Odor Impacts

The SCAQMD recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether the Project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality.

Potential sources that may emit odors during the on-going operations of the Project would include odor emissions from vehicle emissions. The Project consists of residential uses and would not attract a significant amount of heavy-duty truck traffic. Due to the distance

of the nearest receptors from the Project site and through compliance with SCAQMD's Rule 402, no significant impact related to odors would occur during the on-going operations of the Project. Impacts would be less than significant.

3.3 Mitigation Measures: None required.

4 - Biological Resources

BIOLOGICAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) 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 Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c) 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?	☐	☐	☐	☒
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) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐

Sources: Biological Resources Report for Tentative Tract Map No. 38222 (Vista Del Sol), ELMT Consulting, December 12, 2021 (Appendix B); Response to Comments – CDFW Letter, ELMT Consulting, January 10, 2023 (Appendix G)

4.1 Setting

A literature review and records search was conducted by ELMT Consulting, which identified 13 special-status plant species, 16 special-status wildlife species, and one special-status plant community (Desert Fan Palm Oasis Woodland) as having potential to occur within the Cathedral City quadrangle. The Project site has a low potential to support Coachella Valley milk vetch (*Astragalus lentiginosus* var. *coachellae*) and a moderate potential to support prairie falcon (*Falco mexicanus*) and loggerhead shrike (*Lanius ludovicianus*). The Project site is not located within a federally designated Critical Habitat.

A field survey also was conducted by ELMT Consulting on September 14, 2021. The Project site is located at an approximate elevation of 225 to 244 feet above mean sea level (amsl). On-site topography is variable and generally slopes marginally from north to south. The Project site supports one plant community: creosote bush scrub, which is dominated by creosote (*Larrea tridentata*) and has been isolated by surrounding development and no longer provides the same diversity and density of the creosote bush scrub that historically occurred in the area. The Project site also supports disturbed land, which consist of unvegetated or vegetated land with a variety of native and non-native plant species, including ornamental species.

No special-status plants or wildlife was found on the Project site during the field survey. No fish, amphibians, or hydrogeomorphic features that would provide suitable habitat for fish or amphibian species were observed on or within the vicinity of the Project site. The Project site provides suitable foraging and cover habitat for reptilian species adapted to routine human disturbance and desert environments. The only reptilian species observed during the field survey were western side-blotched lizard (*Uta stansburiana elegans*). The Project site provides suitable foraging and nesting habitat for avian species adapted to routine human disturbance and desert environments. Bird species detected during the field investigation include mourning dove (*Zenaida macroura*), common raven (*Corvus corax*), rock pigeon (*Columba liva*), house finch (*Haemorhous mexicanus*), and verdin (*Auriparus flaviceps*). The Project site provides suitable foraging and denning habitat for mammalian species adapted to routine human disturbance and desert environments. However, most mammal species are nocturnal and are difficult to observe during a diurnal field visit. Mammals detected and/or sign observed during the field survey include desert cottontail (*Sylvilagus audubonii*), and coyote (*Canis latrans*). No active nests or birds displaying nesting behavior were observed during the field survey, which was conducted during breeding season.

4.2 Discussion of Impacts:

a) Less than Significant with Mitigation Incorporated.

The Project site occurs in an area of the City of Rancho Mirage that has undergone a conversion from natural habitats to residential, recreational, and commercial developments. According the City's General Plan, the Project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), which aims to conserve over 240,000 acres of open space and protect 27 plant and animal species.

A literature review and field survey for the site was conducted by ELMT Consulting on September 14, 2021. During the field survey, no special-status plant community was found on the site. The Project site only supports ornamental, non-native vegetation, including

creosote bush scrub. The literature review identified one special-status plant community within the Cathedral City quadrangle: Desert Fan Palm Oasis Woodland. Based on the results of the field survey, no special-status plant communities were observed on-site; therefore, no special-status plant communities would be impacted by Project implementation.

The Project site is not located within a federally designated Critical Habitat. The nearest designated Critical Habitat to the site is located approximately 2.65 miles to the west for Peninsular Bighorn Sheep (*Ovis Canadensis nelsoni*). Therefore, the loss or adverse modification of Critical Habitat would not occur as a result of the proposed Project.

No special-status plant species or wildlife species were found on the site. Based on the literature review, the Project site has a low potential to support Coachella Valley milk-vetch. All other special-status plants known to occur in the vicinity of the site do not have potential to occur and are presumed to be absent. The Coachella Valley milk-vetch was not observed during the field survey and is a covered species under the CVMSHCP; therefore, the Project would not impact the Coachella Valley milk-vetch. The Project site also has a moderate potential to support the prairie falcon and loggerhead shrike. All other special-status wildlife species known to occur in the vicinity of the site have a low potential to occur and are presumed to be absent. To ensure impacts to the prairie falcon and loggerhead shrike do not occur from implementation of the proposed Project, a pre-construction nesting bird clearance survey would be conducted prior to ground disturbance as described in Mitigation Measure (MM) BIO-1. With implementation of MM BIO-1, impacts to prairie falcon and loggerhead shrike would be reduced to less than significant.

During the initial field survey conducted on September 14, 2021, the project site was surveyed for its ability to provide suitable habitat for burrowing owl. No burrowing owls or recent sign (i.e., pellets, feathers, castings, or whitewash) of such was observed during the field investigation. Portions of the project site are unvegetated and/or vegetated with a variety of low-growing plant species that allow for line-of-sight observation favored by burrowing owls. However, the project site lacks suitable burrows (>4 inches in diameter) capable of providing roosting and nesting opportunities. Therefore, it was determined that the project site has a low potential to provide suitable habitat for burrowing owls and focused surveys are not recommended. To ensure impacts to burrowing owls do not occur from implementation of the proposed Project, a pre-construction burrowing owl clearance survey would be conducted prior to ground disturbance as described in Mitigation Measure (MM) BIO-3. If any special-status species are documented onsite, in addition to conducting preconstruction surveys, the qualified biologist must complete the California Natural Diversity Database (CNDDB) field survey form.

b-c) No Impact.

The Project site is located in an area of the City of Rancho Mirage that has undergone gradual urbanization. No jurisdictional drainage and/or wetland features were observed on the Project site during the field survey. Furthermore, no blueline streams have been recorded on the Project site and there is no evidence that the Project contained any streams, riparian habitat, marshes, protected wetlands, vernal pools or sensitive natural communities that would be protected by the California Department of Fish and Wildlife (CDFW) or by the U.S. Army Corps of Engineers (USACE). Therefore, no impact would occur.

d) **Less than Significant with Mitigation Incorporated.**
The Project site has not been identified as occurring in a wildlife corridor or linkage. The site has limited adjacent open space and available open space is entirely surrounded by existing development, limiting its connectivity to surrounding habitats. In addition, there are no riparian corridors, creeks, or useful patches of steppingstone habitat (natural areas) within or connecting the site to a recognized wildlife corridor or linkage. As such, implementation of the proposed Project is not expected to impact wildlife movement opportunities. Therefore, impacts to wildlife corridors or linkages are not expected to occur.

However, nesting birds have the potential to occur given the sparse vegetation found on site. The Project's future construction could adversely affect nesting birds if construction was to occur while they are present or adjacent to the Project site, through direct mortality or abandonment of nest. If this was to occur it would be a violation of the MBTA and CFGC 3503, and a potentially significant impact. However, implementation of Mitigation Measures (MM) BIO-1 and BIO-3 would require a pre-construction nesting bird survey to mitigate any potential impacts to protect migratory nesting birds. The pre-construction survey shall be conducted by a biologist prior to any ground disturbing activities and/or removal of any vegetation. In the event that a raptor nest is observed personnel would be notified and no ground disturbing activities will occur until the avian biologist has confirmed the breeding/nesting is completed and the young have fledged the nest. Therefore, through implementation of MM BIO-1 and MM BIO-3, impacts would be reduced to less than significant.

e) **No Impact**.
The City has not adopted any ordinances regarding tree preservation. As observed during the field survey, the Project site mainly consists of small and medium size shrubs. No trees are located on the Project site under existing conditions. Therefore, the Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance and no impact would occur.

f) **Less than Significant with Mitigation Incorporated**.
The Project site is located within the boundaries of CVMSHCP, but is not located within any conservation areas. The Project would be subject to payment of the Development Mitigation fee per Section 3.29.147 CVMSHCP/Natural Community Conservation Plan (NCCP) Local Development Mitigation Fee of the City's Municipal Code, as described as MM BIO-2. The fee would mitigate potential impacts to covered species within the CVMSHCP. Although the site is located within the CVMSHCP boundary, as mentioned in Section 4 (a), the Project site is not located within a biological sensitive or any conservation areas. The Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Impacts would be less than significant.

4.3 Mitigation Measures:

BIO-1 ~~If unavoidable Project construction activities must begin during the nesting bird season (February 1st through August 31st), a pre-construction nesting bird survey shall be conducted no more than 14 days prior to initiation of ground disturbance and vegetation removal activities. The nesting pre-construction bird survey shall be conducted by a biologist familiar with identification of avian species known to occur in Riverside County. The nesting bird survey shall be conducted on foot inside the project boundary, including~~

~~a 300-foot buffer for passerines (song birds) and 500-foot buffer for raptors in areas of suitable habitat. Inaccessible areas will be surveyed using binoculars to the extent practical. If nests are found, an avoidance buffer (dependent upon species, the proposed work activity, the existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. If a raptor nest is observed in a tree proposed for removal, the applicant must consult with CDFW. All construction personnel be notified of the existence of the buffer zone and to avoid entering the buffer zone during nesting season. No ground disturbing activities shall occur within this buffer area until the avian biologist has confirmed the breeding/nesting is completed and the young have fledged. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.~~

Nesting bird surveys shall be performed by a qualified avian biologist no more than (3) days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist shall make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the preconstruction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on-site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist shall have the authority to stop work if nesting pairs exhibit signs of disturbance.

BIO-2 The Applicant shall pay the CVMSHCP Local Development Mitigation Fee prior to building permit issuance.

BIO-3 Pre-construction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or most recent version). Pre-construction surveys shall be performed by a qualified biologist following the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation. If the pre-construction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and USFWS to conduct an impact assessment to develop avoidance and minimization measures to be approved by CDFW prior to commencing Project activities.

5 - Cultural Resources

CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Sources: Cultural Resource Investigation in Support of the Vista Del Sol Project, PaleoWest, December 28, 2022. (Appendix C)

5.1 Setting

The Project site is situated east of the Peninsular Ranges in the southern extent of the

Coachella Valley at the western edge of the Colorado Desert. The Coachella Valley is bordered by the San Jacinto and Santa Rosa mountains (part of the Peninsular Ranges) to the southwest and by the low, rolling Indio and Mecca hills to the northeast. From the steep slopes of the San Jacinto Mountains, the desert floor descends suddenly at less than 3 kilometers (2 miles) eastward to sea level in the city of Indio, less than 20 miles southeast of the Project site.

The Project site lacks many of the natural resources (e.g., water) that were exploited by prehistoric inhabitants of the region. No drainages or other hydrological features are present near the Project site. The area is situated well above the high water stand of Lake Cahuilla, which was located approximately 8 to 9 km to the southeast at an elevation of 40 feet amsl. No mesquite or other dense vegetation was observed on the Project site in any historic aerial images; however, the native soils are known to support mesquite. A review of plat maps indicate the presence of drainages and trails to the southwest but no cultural or natural features on the Project site.

According to the cultural resources survey conducted by PaleoWest on December 7, 2021, the Project site is comprised of low-lying sand dunes and has an uphill southernly aspect with a 5%-10% slope. The soils are fine- to medium-grained eolian sands that are very light-tan in color made of quartz and granitic material. Vegetation within the Project site is a sparse Creosote Bush Scrub with creosote bush (*Larrea tridentata*), teddy bear cholla (*Cylindropuntia bigelovii*), cheesebush (*Ambrosia salsola*), white bursage (*Ambrosia dumosa*), fourwing saltbush (*Atriplex canescens*), and other herbaceous plants and grasses. Ground visibility in Project site is good to excellent (70-80%). Modern trash was noted throughout the Project site with larger concentrations along the western and eastern margins of the boundary near proximity the road and private property line.

5.2 Discussion of Impacts:

a-b) Less than Significant with Mitigation Incorporated.

According to the literature review and records search on November 24, 2021, no fewer than 11 previous cultural resource investigations have been completed within the vicinity of the Project site. None of these studies include or intersect the Project site. Therefore, the Project site has not been previously inventoried for cultural resources. The records search indicated that one cultural resource (jackrabbit homestead) was previously documented just outside of the Project site. A jackrabbit homestead is a small structure or dwelling constructed on land purchased from the U.S. government through the Small Tract Act of 1938. Aerial imagery indicates that in 1972 the Project site was largely undeveloped except for a small structure in the northwest corner of the property. By 1996 this small structure was removed and there appears to be no remaining evidence of this structure visible in aerial imagery.

According to the cultural resources survey conducted by PaleoWest on December 7, 2021, no evidence of the jackrabbit homestead in the northwest corner of the site was identified. An approximately 16.5 by 23 feet concrete pad or foundation of unknown age was noted in the southwest corner of the Project site. The foundation may have been associated with the jackrabbit homestead that was previously documented just outside of the Project site; however, a building or foundation is not visible at this location in the 1972 historic aerial. Therefore, there is no indication that these two structures were present at the same time or were associated with one another.

No prehistoric or historic (i.e., 45 years or older) archaeological resources were identified on the surface of the Project site during the survey effort. In addition, no built-environment resources were identified during the survey. Considering the available data, it appears that the Project site has a low sensitivity for Late Prehistoric and/or ethnohistoric archaeological sites. However, considering the age of the sand dunes, the possibility that older buried archaeological resources may be encountered at deeper depths does exist. Furthermore, the presence of two potential “jackrabbit homesteads” on the Project site suggests a moderate to high sensitivity for encountering mid-century historic buried artifact and/or feature deposits. Through implementation of Mitigation Measure CUL-1, if buried cultural materials are discovered during the earth-moving operations, all work in that area will be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds and if necessary develop a treatment plan in consultation with the City of Rancho Mirage. Therefore, with the incorporation of Mitigation Measure CUL-1, impacts relating to significant historical and archaeological resources would be reduced to less than significant levels.

c) Less than Significant with Mitigation Incorporated.

The Project site is vacant and undeveloped under existing conditions. Modern trash was noted throughout the Project site with larger concentrations along the western and eastern margins of the boundary near proximity the road and private property line. The vegetation observed within the Project boundaries include creosote bushes, teddy bear cholla, cheesebush, fourwing saltbush, and other herbaceous plants and grasses. There is no evidence that the Project site is located within an area that would be likely of containing human remains. However, there is always the possibility that human remains could be uncovered during ground disturbing activities. In the unexpected event that human remains are found during construction activities, those remains would require proper treatment in

accordance with all applicable laws. Through implementation of Mitigation Measure CUL-2, all construction work taking place within the vicinity of the discovered remains must cease and the necessary steps to ensure the integrity of the immediate area must be taken. The State of California Health and Safety Code 7050.5 and the California Public Resource Code (PRC) Section 5097.98, states that the County Coroner must be notified within 24 hours of the discovery of human remains. If the remains discovered are determined by the coroner to the Native American descent, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would in turn contact the Most Likely Descendant (MLD) would determine further action to be taken. The MLD would have 48 hours to access the Project site and make a recommendation regarding disposition of the remains. Therefore, with incorporation of Mitigation Measure CUL-2, impacts relating to the potential disturbance of human remains would be reduced to less than significant levels.

5.3 Mitigation Measures:

CUL-1 If buried cultural materials are discovered during the earth-moving operations, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds and, if necessary, develop a treatment plan in consultation with the City of Rancho Mirage and the appropriate Native American tribes. The presence of a qualified archaeologist shall meet the Secretary of the Interior's standards during any ground disturbing activities.

CUL-2 In the unexpected event human remains are uncovered during construction activities, all construction work taking place within the vicinity of the discovered remains must cease and the necessary steps to ensure the integrity of the immediate area must be taken. The County Coroner must be notified within 24 hours of the discovery of human remains. If the remains discovered are determined by the Coroner to be of Native American descent, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would in turn contact the Most Likely Descendant (MLD) would determine further action to be taken. The MLD would have 48 hours to access the site and make a recommendation regarding disposition of the remains.

6 - Energy

ENERGY – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Sources: TTM 38222 Air Quality and Greenhouse Gas Impact Study, MD Acoustics, April 26, 2022 (Appendix A); Building Energy Efficient Standards for Residential and Nonresidential Buildings, California Energy Commission, December 2018

6.1 Setting

Electricity

Southern California Edison (SCE) and the Rancho Mirage Energy Authority (RMEA) provide electricity to the City of Rancho Mirage, including the Project site. The Rancho Mirage Energy Authority (RMEA) is a locally run, not-for-profit power program created by the City of Rancho Mirage. RMEA purchases power directly from power providers, pays consultants for compliance functions, and sets electricity rates based on its costs. Each SCE customer that resides within the City of Rancho Mirage is automatically enrolled in the Base Choice program which allows 31.7% of each customers energy to be provided by renewable energy sources. Customers additionally have an option to enroll in RMEA's Premium Renewable Choice program which allows 100% of each customers energy to be provided by renewable energy sources. Though RMEA will provide the renewable energy production, SCE is still the electricity provider for the City of Rancho Mirage. The Project involves development of 331,000 s.f. of new single-family homes over the course of approximately 17 months. The total electricity usage from Project construction-related activities is estimated to be approximately 237,085 kilowatts per hour (kWh). Project operational activities is estimated to generate 71,682 kWh per year.

Natural Gas

Natural gas for the Project site is provided by the Southern California Gas Company (SoCalGas). The Project is estimated to generate 254,582 kilo-British thermal unit (kBTU) per year.

6.2 Discussion of Impacts:

a) Less than Significant Impact.
Energy Use During Construction

The Project's construction process would consume electricity and fuel. Project-related construction activities would represent a "single-event" demand and would not require on-going or permanent commitment of energy resources. The amount of energy and fuel use

anticipated by the Project's construction activities are typical for the type of scale of construction proposed by the Project and there are no aspects of the Project's proposed construction process that are unusual or energy-intensive. Furthermore, construction equipment would be required to conform to the applicable CARB emissions standards, acting to promote equipment fuel efficiencies. Based on the foregoing, the Project's construction energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary. Impacts during Project construction would be less than significant.

Energy Use During Operation

Building operations associated with the Project would result in the consumption of natural gas and electricity. The Project provides eight single-family residential buildings, which are not inherently energy intensive, and the Project energy demands in total would be comparable to, or less than, other single-family homes of similar scale. Furthermore, the Project would be required to comply with Title 24 standards, which would ensure that the Project's energy demand would not be considered inefficient, wasteful, or otherwise unnecessary. Additionally, future residences will have the opportunity to enroll in the renewable energy options offered by Rancho Mirage Energy Authority (RMEA), which offers homeowners and businesses the option to have 100% of their energy derived from renewable energy resources. Therefore, impacts during Project operation would be less than significant.

b) Less than Significant Impact.
The Project's proposed eight single-family homes would be required to comply with the California Green Building Standards Code requirements for energy efficient buildings and appliances and other standards, including utility energy efficiency programs implemented by the SCE, Rancho Mirage Energy Action Plan, and SoCalGas. Regarding federal transportation regulations, the Project site is located in an already developed area. Access to and from the Project site is from existing roads; therefore, the Project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be proposed pursuant to the Intermodal Surface Transportation Efficiency Act (ISTEA) because SCAG is not planning for intermodal facilities in the Project area. Therefore, the Project would have a less than significant impact on plans for energy efficiency.

6.3 Mitigation Measures: None required.

7 - Geology and Soils

GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) 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, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Sources: Rancho Mirage General Plan 2017, Exhibits 21-25; Rancho Mirage Municipal Code, Title 15; Riverside County Map My County, 2021; University of California, Davis SoilWeb, 2021; Geotechnical Report, LandMark Consultants Inc., September 24, 2021

7.1 Setting

The City of Rancho Mirage lies within the western portion of the Coachella Valley, which is the northwestern extension of the Salton Trough, a tectonic depression formed by regional faulting. The Salton Trough is roughly 130 miles long and 70 miles wide and extends from the San Gorgonio Pass to the Gulf of Mexico. Regional soils range from rocky outcrops within the mountains bordering the valley to coarse gravels of mountain canyons and recently laid fine- and medium-grained alluvial (stream-deposited) and aeolian (wind-deposited) sediments on the central valley floor. Sediments from the surrounding mountains are carried into and across the Coachella Valley through numerous seasonal streams. The Whitewater River and its extension, the Coachella Valley Stormwater Channel, are the master drainage for the valley, which generally flows northwest to southeast. Episodic flooding of major regional drainages results in the deposition of sand and gravel on the valley floor.

7.2 Discussion of Impacts:

a.i.) No Impact.
There are no known active faults crossing or projecting through the Project site. The Project site is not located within an Alquist-Priolo Earthquake Fault Zone, or within a fault zone identified by the County of Riverside GIS data. Therefore, ground rupture due to faulting is considered unlikely at this site. No impact would occur.

a.ii.) Less than Significant.
The Project site is located in a seismically active area of southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the southern California area. As a mandatory condition of Project approval, the Project would be required to construct the proposed buildings in accordance with the California Building Standards Code (CBSC), also known as California Code of Regulations (CCR), Title 24 (Part 2), and the Rancho Mirage Municipal Code, which is based on the CBSC with local amendments. The CBSC and Rancho Mirage Municipal Code (Chapter 15.04) provide standards that must be met to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures, and have been specifically tailored for California earthquake conditions. In addition, a geotechnical report is required as part of the application for a grading permit and the Project would be required to comply with the site-specific ground preparation and construction recommendations contained in the geotechnical report. With mandatory compliance with these standards and site-specific design and construction measures set forth in the Project's geotechnical report, potential impacts related to seismic ground shaking would be less than significant. As such, implementation of the Project would not expose people or structures to substantial adverse effects, including loss, injury, or death, involving seismic ground shaking. Impacts would be less than significant.

a.iii.) Less than Significant.

According to Map My County and Exhibit 22 of the City's General Plan, the Project site is located in a moderate susceptibility zone for liquefaction. However, a geotechnical report is required as part of the application for a grading permit and the Project would be required to comply with the site-specific ground preparation and construction recommendations contained in the geotechnical report to further reduce the risk of seismic-related ground failure due to liquefaction. Therefore, implementation of the Project would not directly or indirectly expose people or structures to substantial hazards associated with seismic-related ground failure and/or liquefaction hazards. Impacts would be less than significant.

a.iv.) Less than Significant.

The Project is located on an area of the City that has been developed and is relatively flat and not located immediately adjacent to any sloped hillsides. In addition, according to Exhibit 24, Seismically Induced Rock Falls and Landslide Susceptibility, of the City's General Plan, the Project site is located within an area with a low susceptibility of being impacted by rock falls and seismically-induced landsliding. Therefore, the development of the Project would result in a less-than-significant impact relating to landslide hazards.

b) Less than Significant.

During construction of the proposed Project, soils would be disrupted during grading activities due to exposure of uncovered soils, thereby increasing the potential for wind or water-related erosion and sedimentation until construction is completed. Pursuant to State Water Resources Control Board requirements, the Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities, which involves preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) for construction-related activities. The SWPPP will specify the Best Management Practices (BMPs) that would be required to be implemented during construction activities to ensure that waterborne pollution (erosion and sedimentation) is prevented., minimized, and/or otherwise appropriately treated prior to surface runoff being discharged from the subject property. The Project also would be required to comply with SCAQMD Rule 403 to minimize water and windborne erosion. Lastly, the Project would be required to prepare and implement a Water Quality Management Plan (WQMP), which is a site-specific post-construction water quality management program designed to minimize the release of waterborne pollutants, including pollutants of concern for downstream receiving waters, under long-term conditions via BMPs. The WQMP also is required to establish a post-construction implementation and maintenance plan to ensure on-going, long-term erosion protection. Therefore, with adherence to SCAQMD Rule 403, and preparation of a SWPPP and WQMP, the proposed Project would result in less-than-significant-impacts related to soil erosion.

c) Less than Significant.

The Project site does not contain substantial natural or man-made slopes under existing conditions. Additionally, there are no hillsides in the vicinity of the Project site with a potential to expose the site to landslide hazards. Therefore, no impact would occur related to landslides.

Lateral spreading is primarily associated with liquefaction hazards. As previously mentioned in Section 7(a)(ii), above, the Project would be required to comply with the grading and construction recommendations contained within the geotechnical report for the Project to further reduce the risk of seismic-related ground failure due to liquefaction as well as soil shrinkage/subsidence and collapse. Therefore, impacts associated with

liquefaction, lateral spreading, soil shrinkage/subsidence, and collapse would be less than significant.

d) **Less than Significant.**
According to the University of California Davis' SoilWeb, the Project site consists of Myoma sands. Due to the low clay content in underlying soils, these near surface soils are non-expansive. The Project site is not located in an area known for expansive soil (as defined in Table 18-1-B of the Uniform Building Code (1994)), and the potential for the Project to create substantial risks to life or property, relating to expansive soils, is very low. Therefore, Project impacts would be less than significant.

e) **No Impact.**
The Project would not involve the use of septic tanks or any other alternative wastewater disposal systems. The Project would be served through the Coachella Valley Water District (CVWD). Therefore, there would be no impacts associated with septic tanks or alternative wastewater systems.

f) **No Impact.**
According to Map My County, the Project site is located in a low potential zone regarding paleontological sensitivity. Accordingly, the Project's construction activities would have no reasonable potential to unearth significant paleontological resources and would therefore have no potential to destroy a unique paleontological resource or site or unique geologic feature either directly or indirectly. No impact would occur.

7.3 Mitigation Measures: None required.

8 – Greenhouse Gas Emissions

GREENHOUSE EMISSIONS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Sources: TTM 38222 Air Quality and Greenhouse Gas Impact Study, MD Acoustics, April 26, 2022 (Appendix A)

8.1 Setting

Constituent gases of the Earth's atmosphere, called atmospheric greenhouse gases (GHG), play a critical role in the Earth's radiation amount by trapping infrared radiation emitted from the Earth's surface, which otherwise would have escaped to space. Prominent greenhouse gases contributing to this process include carbon dioxide (CO2), methane (CH4), ozone, water vapor, nitrous oxide (N2O), and chlorofluorocarbons (CFCs). This phenomenon, known as the Greenhouse Effect, is responsible for maintaining a habitable climate. Anthropogenic (caused or produced by humans) emissions of these greenhouse gases in excess of natural ambient concentrations are responsible for the enhancement of the Greenhouse Effect and have led to a trend of unnatural warming of the Earth's natural climate, known as global warming or climate change. Emissions of gases that induce global warming are attributable to human activities associated with industrial/manufacturing, agriculture, utilities, transportation, and residential land uses. Transportation is responsible for 41 percent of the State's greenhouse gas emissions, followed by electricity generation. Emissions of CO2 and nitrous oxide (NO2) are byproducts of fossil fuel combustion. Methane, a potent greenhouse gas, results from off-gassing associated with agricultural practices and landfills. Sinks of CO2, where CO2 is stored outside of the atmosphere, include uptake by vegetation and dissolution into the ocean. Table 6 of *Appendix A* provides a description of each of the greenhouse gases and their global warming potential.

In 2006 California passed the Global Warming Solutions Act (Assembly Bill 32 or AB 32), which gave a new impetus to measuring and reducing energy use and GHG emissions. The goal California set with AB 32 is to reduce GHG emissions to 1990 levels by the year 2020. Governor Arnold Schwarzenegger's Executive Order S-03-05 set an even more aggressive goal-80% below 1990 levels by 2050-and identified local governments as key partners in reaching these goals.

Thanks to aggressive statewide programs, California's emissions have remained relatively stable over the past 15 years. According to the Energy Information Administration of the U.S. Department of Energy, only Vermont, New York, Idaho, and Rhode Island have smaller per capita carbon footprints than California. The California Air Resources Board (CARB) has been instructed to implement AB 32. Its Climate Change Scoping Plan was approved in 2008 and readopted in 2011 and outlines the state's plan to achieve GHG reductions required in AB 32. In the Scoping

Plan, CARB encourages local governments to adopt a reduction goal for GHG emissions from municipal operations and move towards establishing similar goals for community-wide emissions that parallel the state's commitment to reduce GHGs.

The City of Rancho Mirage's 2012 Sustainability Plan: Leadership in Energy Efficiency (Plan) serves as a framework for the development and implementation of policies and programs that will reduce the City's GHG emissions. It falls within a broader sustainability planning context supported by Southern California Edison (SCE) and its ratepayers in a program called Green for Life. The plan addresses climate change at the local level by taking action to reduce greenhouse gas (GHG) emissions within the City's operations and within the overall community with the target of reducing emissions to 1990 levels by 2020 as set by AB 32.

In an effort to stay ahead of impending regulations, this Sustainability Plan defines the City of Rancho Mirage's goal of complying, at a minimum, with statewide mandates to reduce GHG emissions. At the same time, through considered action, Rancho Mirage anticipates the following outcomes:

• Increase energy efficiency in local government operations and in community activities;

• Create new jobs in the community associated with smart energy management;

• Save money now being spent for energy and explore the establishment of a revolving fund whereby energy savings will be available for municipal and community programs to enhance energy efficiency and continue to reduce GHG emissions;

• Maintain or enhance the comfortable desert lifestyle of residents and visitors alike; and

• Bring the CVAG jurisdictions together for effective regional sustainability and climate action planning.

Rancho Mirage completed the 2010 Greenhouse Gas Inventory creating a path to sustainability. The inventory provides a detailed and clear analysis of the City's "carbon footprint," showing the sources and sectors of emissions, highlighting opportunities for emissions reductions that make sense for Rancho Mirage. Highlights of the 2010 GHG Inventory for Rancho Mirage are included below. (The full Inventory can be found in Section III of the Rancho Mirage Sustainability Plan):

- In 2010, Rancho Mirage emitted 277,698 metric tons (or tonnes) of C02e. To meet AB 32 targets, by 2020 the City needed to reduce its annual emissions by 54,272 tonnes.
- In 2010, the largest percentage of emissions - over 43% - came from the electricity used to power the City's homes, businesses, resorts, fountains, and streetlights.
- In 2010, the largest percentage of emissions -over 43%- came from the electricity used to power the City’s homes, businesses, resorts, fountains, and streetlights.

8.2 Discussion of Impacts:

a) **Less than Significant Impact**.
The Project allows for the development of eight single-family residential dwelling units. The Project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste, water, and construction equipment. The CalEEMod Version 2020.4.0 was utilized by MD Acoustics, LLC, to calculate the GHG emissions from the Project. As shown in Table 8, the Project would result in approximately 150.37 MTCO2e per year and would not exceed the SCAQMD screening threshold of 3,000 MTCO2e per year. Therefore, Project GHG emissions impacts would be less than significant.

Table 8 Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year)[1]					
	Bio-CO2	**NonBio-CO_2**	**CO_2**	**CH_4**	**N_2O**	**CO_2e**
Area Sources[2]	0.96	1.99	2.94	0.00	0.00	3.04
Energy Usage[3]	0.00	26.30	26.30	0.00	0.00	26.44
Mobile Sources[4]	0.00	97.03	97.03	0.01	0.00	98.46
Solid Waste[5]	2.16	0.00	2.16	0.13	0.00	5.36
Water[6]	0.19	2.08	2.27	0.02	0.00	2.89
Construction[7]	0.00	13.21	13.21	0.00	0.00	14.18
Total Emissions	3.31	140.61	143.92	0.16	0.01	**150.37**
County of Riverside CAP and SCAQMD Draft Screening Threshold						**3,000**
Exceeds Threshold?						**No**

Notes:
[1]Source: CalEEMod Version 2020.4.0
[2]Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
[3]Energy usage consist of GHG emissions from electricity and natural gas usage.
[4]Mobile sources consist of GHG emissions from vehicles.
[5]Solid waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills.
[6]Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
[7]Construction GHG emissions based on a 30-year amortization rate.

b) Less than Significant Impact.

The proposed Project would have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. The County of Riverside has adopted a Climate Action Plan (CAP); therefore, the Project and its GHG emissions have been compared to the goals of the County of Riverside CAP Update.

Per the County's CAP Update, the County adopted its first CAP in 2015 which set a target to reduce emissions back to 1990 levels by the year 2020 as recommended in the AB 32 Scoping Plan. Furthermore, the goals and supporting measures within the County's CAP Update are proposed to reflect and ensure compliance with changes in the local and State policies and regulations such as Senate Bill (SB) 32 and California's 2017 Climate Change Scoping Plan. Therefore, compliance with the County's CAP in turn reflects consistency with the goals of the CARB Scoping Plan, Assembly Bill (AB) 32 and SB 32.

Appendix D of the Riverside County CAP Update also states that project's that do not exceed the CAP's screening threshold of 3,000 MTCO2e per year are considered to have less-than-significant GHG emissions and are in compliance with the County's CAP Update. According to the County's CAP Update, projects that do not exceed emissions of 3,000 MTCO2e per year are also required to include the following efficiency measures:

- Energy efficiency matching or exceeding the Title 24 requirements in effect as of January 2017, and
- Water conservation measures that matches the California Green Building Code in effect as of January 2017.

As stated above, the GHG emissions generated by the proposed Project would not exceed the County of Riverside CAP Update screening threshold of 3,000 metric tons per year of CO2e. Therefore, the Project would be consistent with the County's CAP. Impacts would be less than significant.

8.3 Mitigation Measures: None required.

9 - Hazards and Hazardous Materials

HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) 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?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) 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?	☐	☐	☐	☒

Sources: Rancho Mirage General Plan 2017; California Department of Toxic Substances Control "EnviroStor" Database, accessed September 2021; Altum Site Visit on September 13, 2021

9.1 Setting

A hazardous material is any substance that, because of its quantity, concentration, or physical or chemical properties, may pose a hazard to human health and the environment. Under Title 22 of the California Code of Regulations (CCR), the term "hazardous substance" refers to both hazardous materials and hazardous wastes. Both of these are classified according to four properties: (1) ignitability; (2) corrosivity; (3) reactivity; and (4) toxicity.

A hazardous material is defined as a substance or combination of substances which may either (1) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or (2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of or otherwise managed.

The Project site is located on two undeveloped parcels in a semi-urban area of Rancho Mirage. During the site visit there were no observations made of any signs of hazardous materials onsite or signs of any underground storage tanks. The site was mainly occupied by sparse vegetation. Surrounding uses include vacant, undeveloped land to north, west, and south, and residential east of the Project site.

9.2 Discussion of Impacts*:*

a-b) Less than Significant.
The Project site is not known to contain hazardous materials as it has been vacant and undeveloped since approximately 1996. Proposed construction activities for the development of the Project may involve the use and transport of hazardous materials, which include but not limited to fuels, gasoline, hydraulic fluid, lubricants, and other liquids associated with the operation of heavy equipment utilized for construction. Additionally, materials that are consistent with building construction would also be present onsite and these materials may include paints, solvents, concrete, adhesives, roofing materials, and others. Additionally, transportation, storage, use and disposal of hazardous materials during construction activities would be required to comply with all applicable federal, state, and local statues and regulations. This includes the preparation of a SWPPP that would outline specific BMPs that would be administered during the construction of the Project in order to prevent the discharge of construction-related pollutants that could contaminate nearby water sources. The Resource Conservation and Recovery Act (RCRA; 42 USC 6901 et seq.) would require businesses with substantial quantities of hazardous materials to adhere to strict requirements in regards to handlings, transportation, and storing of supplies. Furthermore, the Hazardous Materials Transportation Act, 49 U.S.C. § 5101 et seq. protects against the risk to life, property, and the environment that are associated in the transportation of hazardous materials in intrastate, interstate, and foreign commerce. Upon completion of the proposed construction, all hazardous materials would be removed from the Project site. Therefore, with all applicable regulations in place, impacts associated with accidental release of hazardous substances during construction activities would be less than significant.

Long-term operations of the Project would involve limited use of substances typically associated with individual households. Typical materials would include paints, cleaning solvents, fertilizers, and motor oil. The Project would be required to comply with federal, state, and local regulations to ensure proper use, storage, use, emission, and disposal of hazardous substances. With mandatory regulatory compliance, the Project is not expected to pose a significant hazard to the public or the environment through the routine, transport, use, storage, emission, or disposal of hazardous materials, nor would the Project increase the potential for accident conditions which could result in the release of hazardous materials into the environment. Impacts would be less than significant.

c) No Impact.
The nearest school is First School, a preschool which is located approximately 1 mile southeast of the Project site at 73247 Hovley Lane. The Project would not impact schools within 0.25-miles by emitting hazardous or handling hazardous or acutely hazardous materials, substances, or waste. No impact would occur.

d) No Impact.
According to the County of Riverside EIR No. 5211 and California Department of Toxic Substances Control "EnviroStor" Database, the Project site does not contain any parcel included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, the proposed Project would not create a significant hazard to the public or the environment. Nevertheless, future development could require Phase I Environmental Site Assessments and subsequent procedures, if necessary, to eliminate or minimize the potential hazards. No impact would occur.

e) No Impact.
The Project site is not located within an airport land use plan or private airstrip. The closest airport to the Project site is the Bermuda Dunes Airport, which is located approximately 6.6 miles southeast of the Project site. Therefore, the Project would not result in a safety hazard or excessive noise for people in the planning area. No impact would occur.

f) Less than Significant.
The City of Rancho Mirage has a Multi-Hazard Functional Plan that addresses the City's planned response and short-term recovery to extraordinary emergency situation that are associated with natural disasters, technological incidents, and national security emergencies. The Project would adhere to any applicable mitigation strategies listed within the EOP to assure that the Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

g) No Impact.
According to the City's General Plan Exhibit 27, Fire Threat Map, the Project site is not located within a wildfire hazard zone. No wildlands are located in the vicinity of the Project site. Under existing conditions, the Project site is sparsely vegetated with sandy soils and provides no fire fuel source. Based on the urban location of the Project site and lack of wildland in the Project vicinity, the development of the Project would not expose people or structures to wildland fires. No impact would occur.

9.3 Mitigation Measures: None required.

10 - Hydrology and Water Quality

HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	☐	☐	☒	☐
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Sources: Rancho Mirage General Plan, 2017; Federal Management Emergency Act Flood Insurance Rate Map No. 06065C1595G, effective August 28. 2008; Preliminary Drainage Plan

10.1 Setting

The Coachella Valley climate is characterized as "subtropical desert." Annual rainfall is very low, ranging from 2 to 4 inches per year on the valley floor and averaging 5 to 6 inches in the foothills. In some years, no measurable rainfall has been reported on portions of the valley floor. Most rainfall occurs during the cooler months of November through March, but occasional high-intensity thunderstorms and tropical storms occur in late summer and early fall. Although the ground may be generally dry at the beginning of a storm, sufficient amounts and intensities of rainfall can saturate the surface, substantially reducing percolation and increasing runoff. Summer storms pose a greater threat of localized flooding than winter storms because of their high intensity and short duration. Monsoons and warm winter storms with snowmelt can generate significant runoff over a much larger area.

10.2 Discussion of Impacts:

a) Less than Significant.

Construction of the Project would be subject to National Pollutant Discharge Elimination System (NPDES) stormwater regulations for construction which are required when there is a soil disturbance of more than one acre. The Applicant would be required to comply with all rules, regulations and procedures of the NPDES permit for municipal, construction, and industrial activities as outlined by the California State Water Resources Control Board or any of its Regional Water Quality Control Boards (Colorado River Basin – Region 7). A Project specific Water Quality Management Plan (WQMP) must also be prepared to determine and describe the Best Management Practices (BMPs) that would be implemented on the Project site. The Project would be required to meet all applicable water quality standards or waste discharge requirements, thus avoiding any violation of such standards or requirements.

CVWD's domestic water system serving the City of Rancho Mirage includes 57 wells, nine aboveground storage reservoirs (water tanks) and an extensive system of distribution lines ranging in size from 2 to 36 inches in diameter. According to the General Plan, since the 1900's and leading through today, depletion of groundwater basins has been accelerating since the expansion of agricultural activities. Consequently, groundwater demand exceeds available recharge and in turn causing an "overdraft". To ensure water availability, Coachella Valley water agencies contract with Metropolitan Water District of Southern California (MWD) to exchange their water entitlement from the State Water Project for like amounts from the Colorado River. Water is diverted and percolates into the Whitewater Subbasin via MWD's aqueduct that crosses the Whitewater River. The mentioned agreement is intended to assure adequate water supplies through the year 2035. Furthermore, the aforementioned water agencies are required to prepare an Urban Water Management Plan (UWMP) every five years. This plan helps set forth a program to meet water demands during normal, dry, and multiple dry years. The UWMP helps to ensure that water supplies are being planned for and meet future growth. The 2020 UWMP determined that adequate water supplies would be available to serve existing service areas through the year 2040. As such, since the Project site is within the City's existing service area and has been accounted for within these water projections, the proposed Project would be consistent with the 2020 UWMP and would not substantially decrease groundwater supplies. Therefore, impacts to groundwater supplies would be less than significant.

The Project would connect to a proposed sewer line located beneath Vista Del Sol. Wastewater would be transported to and processed at one of CVWD's Wastewater

Treatment Plants. CVWD implements all requirements of the Regional Water Quality Control Board which pertain to water quality and wastewater discharge. Adherence to all NPDES regulations would minimize any pollutants associated with urban runoff to a less than significant level. Therefore, with implementation of all applicable NPDES regulations, impacts to water quality standards or waste discharge requirements would be less than significant.

b) Less than Significant.

The primary source of water in the Coachella Valley is groundwater extracted by deep wells and replenished with Colorado River Water. The CVWD will provide domestic water service to the Project and is a participant in the Coachella Valley Regional Water Management Group that prepared an Integrated Regional Water Management Plan (WMP) in 2018. The 2018 Integrated Regional WMP determined that long-term regional demand for potable water is expected to increase; however, with continued conservation measures and replenishment of groundwater, sufficient supplies would be available to meet the projected demand. As such, Project water demands have already been accounted for within the 2018 Integrated Regional WMP and sufficient water supplies exist to serve the Project.

At Project buildout, water would be required to serve the needs of the proposed development of eight single-family homes. The Project site would capture and retain the volume of surface runoff generated during the 100-Year design storm on-site. Storage would be provided around the perimeter of Vista Del Sol to collect runoff from the on-site paved road. No new wells or additional water infrastructure are proposed. The Project would be required to comply with the CVWD's and the City's water-efficiency requirements, such as including the use of drought-tolerant planting materials and limited landscaping irrigation. The Project would also be required to comply with the CVWD's drought restrictions and water reduction measures as applicable. Therefore, compliance and implementation of CVWD and City requirements would ensure that the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. Impacts would be less than significant.

c.i) Less than Significant.

The Project would mass grade the entire property and construct eight single-family homes, which would change the site's existing ground contours and alter the existing drainage patterns interior to the Project site. Although the Project would alter the subject property's internal drainage patterns, such changes would not result in substantial erosion or siltation on- or off-site. Under post-development conditions, a majority of the site would be covered with impervious surfaces and, therefore, the amount of exposed soils on the Project site would be minimal. Also, the Project would construct an integrated storm drain system on-site with site design BMPs (i.e., retention basins) to minimize the amount of water-borne pollutants carried from the Project site. The implementation of the retention basins and other design features would allow for control of any existing erosion or siltation that is attributed to the undeveloped site. Accordingly, the Project would not result in substantial erosion or siltation onsite or offsite and a less-than-significant impact would occur.

c.ii) Less than Significant.

As described in Section 10(c)(i), above, implementation of the Project would alter the site's existing drainage patterns but would not substantially alter the drainage pattern of the local area.

The site would be required to collect and store 100% of runoff generated during the 100-year storm event. To achieve this each of the lots of the Project site would be required to retain their own stormwater runoff on-site using retention basins. Runoff from the on-site paved road would be retained on-site as well. Storage would be provided around the perimeter of Vista Del Sol to collect runoff from the Project's frontage with Vista Del Sol. All retention basins and storage would be sized to retain the entire storm volume generated on-site during the 10-year design storm.

The Project site would also provide sufficient capacity to contain the runoff volume generated during the 100-year design storm. Collected and stored water would infiltrate into the ground within a maximum 72-hour period. Implementation of the Project would not substantially increase the rate or amount of surface water runoff discharged from the site in a manner that would result in flooding on or offsite.

c.iii) Less than Significant.

As previously stated, the Project's retention basins would be sized and designed to accommodate all of the site's runoff. Accordingly, the Project would not create or contribute runoff which would exceed the capacity of any existing or planned storm water drainage system and impacts would be less than significant.

As discussed under Section 10(a), the proposed Project would be required to comply with a future SWPPP and the Project's WQMP, which identify required BMPs to be incorporated into the Project to ensure that near-term construction activities and long-term post-development activities of the proposed Project would not result in substantial amounts of polluted runoff. Therefore, with mandatory compliance with the Project's SWPPP and WQMP, the proposed Project would not create or contribute substantial additional sources of polluted runoff, and impacts would be less than significant.

c.iv) No Impact.

According to FEMA FIRM No. 06065C1595G, the Project site is located within Zone X (unshaded), which is an area of minimal flood hazard and not within the 100-year nor 500-year flood plain. Accordingly, the Project site is not expected to be inundated by flood flows during the lifetime of the Project and the Project would not impede flood flows. No impact would occur.

d) No Impact.

The Project site is located within Zone X (unshaded), which is an area of minimal flood hazard and not within the 100-year nor 500-year flood plain. Furthermore, the Project site is not located within the vicinity of a water body. Due to the Project site location being a significant distance from the ocean and from any lakes or dams, there is no possibility of dam failure, tsunami or seiche. No impact would occur.

e) Less than Significant.

As described in Section 10(b), Project water demand has already been accounted for in the 2018 Integrated Regional WMP and sufficient water supplies exist to serve the Project. The Project would adhere to all applicable water quality standards and will implement a Project specific WQMP approved by the City and the Regional Water Quality Control Board for both construction and operational activities. Therefore, the Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

10.3 Mitigation Measures: None required

11 - Land Use and Planning

LAND USE AND URBAN PLANNING – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Sources: Rancho Mirage General Plan 2017; Rancho Mirage Municipal Code

11.1 Setting

The Project site is located in an urbanized area of the City of Rancho Mirage. Surrounding land uses include: Vista Del Sol to the west; vacant, undeveloped land to the north and south; and residential homes to the east. Under existing conditions, the entire Project site is within Residential Estate land use designation according to the City's General Plan and Zoning Ordinance.

11.2 Discussion of Impacts:

a) No Impact.
Development of the Project would not physically disrupt or divide the arrangement of an established community. The Project site is located on two vacant parcels in an urbanized area of the City. The Project site is surrounded by a roadway (Vista Del Sol) to the west and vacant, undeveloped land to the north and south. The properties to the immediate east are developed with residential homes; therefore, the Project would serve as an extension of the existing development patterns in the area. No impact would occur.

b) No Impact.
As previously mentioned, the Project is consistent with the City's General Plan land use designation. In addition, the City would review and approve the proposed architectural plans to ensure the proposed development meets the City's development standards for Residential Estate land use designation. Therefore, the Project would comply with all applicable policies contained in the General Plan as well as all applicable development regulations/development standards contained in the Zoning Ordinance. Accordingly, implementation of the Project would not conflict with the City's General Plan or Zoning Ordinance. Therefore, implementation of the Project would not cause significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigation an environmental effect. No impact would occur.

11.3 Mitigation Measures: None required.

12 - Mineral Resources

MINERAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Sources: Rancho Mirage General Plan 2017; Update of Mineral Land Classification Map for Portland Cement Concrete Grade Aggregate in the Palm Springs Production-Consumption Region, Riverside County, California (Special Report 198), California Geological Survey, 2007.

12.1 Setting

In the Coachella Valley, mineral resources are largely limited to aggregates, such as sand, gravel, and crushed stone. These are major components of concrete, plaster, stucco, road base and fill, which are essential to the construction industry. Important regional deposits of these materials are being actively developed. Other mineral deposits in the region are generally limited to rocky outcroppings within the Little San Bernardino and Santa Rosa Mountains and have not been mined. There are currently no mines or extraction sites in Rancho Mirage.

12.2 Discussion of Impacts:

a-b) No Impact.
Per the California Geological Survey's Updated Mineral Land Classification Map, the Project site is located in Mineral Zone 1 (MRZ-1), which indicates that little likelihood exists for the presence of significant mineral resources. The Project site is designated as Residential Estate under the City's General Plan's Land Use and Zoning Map. which does not allow mineral production. No portion of the Project site is designated for mineral land uses. Furthermore, if a potential mineral extraction operation were to be located within the Project site, it would be incompatible both with the land use designation and surrounding land uses. Therefore, development of the Project would result in no impact relating to mineral resources.

12.3 Mitigation Measures: None required.

13 - Noise

NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Sources: TTM 38222 Noise Impact Study, MD Acoustics, October 6, 2021 (Appendix D)

13.1 Setting

Noise

Noise has been defined as an unwanted sound. Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies which are audible to the human ear.

Vibration

According to the Federal Transit Administration (FTA) Transit Noise Impact and Vibration Assessment Manual, vibration is the periodic oscillation of a medium or object. The rumbling sound caused by the vibration of room surfaces is called structure-borne noise. Sources of ground-borne vibrations include natural or human made causes. In addition, vibration sources may be continuous, such as factory machinery, or transient, such as explosions.

There are several different methods that are used to quantify vibration. The peak particle velocity (PPV) is defined as the maximum instantaneous peak of the vibration signal. The PPV is most

frequently used to describe vibration impacts to buildings. Human body responds to average vibration amplitude often described as the root mean square (RMS). The RMS amplitude is defined as the average of the squared amplitude of the signal and is most frequently used to describe the effect of vibration on the human body. Decibel notation (VdB) is commonly used to measure RMS. Decibel notation (VdB) serves to reduce the range of numbers used to describe human response to vibration. Typically, ground-borne vibration generated by man-made activities attenuates rapidly with distance from the source of the vibration. More detailed information regarding vibration can be found in the Noise Study (Appendix D) of this document.

13.2 Discussion of Impacts:

a) Less than Significant with Mitigation Incorporation.
Construction Noise Analysis

Project construction noise would occur due to the use of equipment that includes a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. The number and mix of construction equipment is expected to occur in stages such as site preparation, grading, building construction, paving, and architectural coating.

The Environmental Protection Agency (EPA) has compiled data regarding the noise-generated characteristics of typical construction activities at a uniform reference distance of 50 feet. The data is presented in Table 6 of Appendix D. Noise levels will be loudest during grading phase. A likely worst-case construction noise scenario during grading assumes the use of a grader, a dozer, and two (2) excavators, two (2) backhoes and a scraper operating at 390 feet from the nearest sensitive receptor (northeast residence). Assuming a usage factor of 40 percent for each piece of equipment, unmitigated noise levels at 390 feet have the potential to reach 67 dBA Leq and 71 dBA Lmax at the nearest sensitive receptors during grading. Noise levels for the other construction phases would be lower and range between 50 to 63 dBA. Because construction is anticipated to occur during the permissible hours (7 am to 7 pm) according to the City's Municipal Code (Section 15.04.030(A)(10)), Project construction noise would be considered a less-than-significant impact. Furthermore, additional noise reduction measures, which are listed below, would be provided to further reduce Project construction noise.

- During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.
- The contractor should locate equipment staging areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction.
- Idling equipment should be turned off when not in use.
- Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.

Off-Site Traffic Noise Analysis

Traffic generated by the operation of the Project will influence traffic noise levels in surrounding off-site areas. A worst-case project generated traffic noise level was modeled utilizing the Federal Highway Administration (FHWA) Traffic Noise Prediction Model - FHWA-RD-77-108. Traffic noise levels were calculated 60 feet from the centerline of the analyzed roadway. The trip generation for the eight single-family residence project is 85.

The modeling is theoretical and does not take into account any existing barriers, structures, and/or topographical features that may further reduce noise levels. Therefore, the levels are shown for comparative purposes only to show the difference in with and without Project conditions. In addition, the noise contours for 60, 65 and 70 dBA CNEL were calculated. The potential off-site noise impacts caused by an increase of traffic from operation of the proposed Project on the nearby roadways were calculated for the Existing Year (without Project) and Existing Year (with Project) scenarios.

Table 5 of Appendix D compares the without and with Project scenario and shows the change in traffic noise levels as a result of the proposed Project. It takes a change of 3 dBA or more to hear a perceptible difference. As demonstrated in Table 5 of Appendix D, the Project is anticipated to increase traffic noise levels by 0.1 dBA, which would not exceed the 3 dBA threshold. Therefore, the Project would have a less-than-significant impact to off-site traffic noise.

On-Site Traffic Noise Analysis

Traffic noise from the local roadway network was evaluated and compared to the City's Noise Compatibility Matrix. Per the City's Noise Compatibility Matrix, single-family residential is conditionally acceptable up to 70 dBA CNEL. As shown in Table 5 of Appendix D, Existing with Project traffic 70 dBA CNEL noise projections from Vista del Sol would reach up to 38 feet from the centerline of the roadway. Residential structures are located approximately 60 feet away from Vista del Sol centerline and fall within the 70 to 65 dBA CNEL contour of the roadway and are located within the conditionally acceptable region for single-family residential (per land use compatibility matrix). With the incorporation of a 6-foot tall wall as described in Mitigation Measure N-2, the exterior level would be 62.3 dBA CNEL on the residence façade. The wall must be placed on top of slope or pad grade (whichever is higher) and can be following the property line. In addition, the proposed homes would be built with windows with a Sound Transmission Classification (STC) 28, which would reduce interior noise levels down to 45 dBA CNEL. With implementation of Mitigation Measures N-1 and N-2, on-site traffic noise levels would be reduced to less-than-significant levels.

b) Less than Significant.
Construction Analysis

The Project does not propose or require uses or activities that would be considered substantive sources of on-going vibration. Construction activities can produce vibration that may be felt by adjacent land uses.

Groundborne vibration levels resulting from construction activities occurring within the Project site were estimated by data published by the Federal Transit Administration (FTA). The construction of the proposed Project would not require the use of equipment such as pile drivers, which are known to generate substantial construction vibration levels. Typical Project construction equipment would generate vibration levels of 0.003 peak particle velocity (PPV) (small bulldozer) to 0.089 PPV (larger bulldozer) as measured at 25 feet. As with received noise levels, received vibration levels attenuate with distance. In general, man-made ground-borne vibrations attenuate rapidly with distance from the source.

At a distance of 390 feet, a large bulldozer would yield a worst-case 0.004 PPV (in/sec), which is below the threshold of perception and any risk of damage. Based on the preceding discussions, there is little (if any) potential for the Project to result in or cause

exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise. This potential impact is therefore considered less than significant.

Operational Analysis

Under long-term conditions, the Project would not include nor require equipment facilities or activities that would result in substantial or perceptible ground-borne vibration. Passenger cars would travel to-and-from the Project site during long-term operation; however, vibration levels for passenger cars would not exceed FTA's vibration threshold. Therefore, operational use of the Project would have less-than-significant impacts related to ground-borne vibration or ground-borne noise levels.

c) No Impact.
The Project site is not located within the vicinity of a private airstrip or an airport land use plan. The Bermuda Dunes Airport is located approximately 6.6 miles southeast of the Project site and is not located within the Bermuda Dunes Airport land use compatibility zone or noise contour. The Palm Springs Airport is located approximately 6.7 miles northeast of the Project site and is not located within the Palm Springs land use compatibility zone or noise contour. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels associated with airports.

13.3 Mitigation Measures:

N-1 Prior to issuance of a grading permit, the residential building shell (i.e., windows) would be designed with an STC 28, which shall achieve a minimum of 17 dBA noise reduction to meet the City's 45 dBA CNEL interior residential requirement.

N-2 Prior to issuance of a grading permit, a 6-foot tall block wall located at the property line is required to reduce the noise CNEL level at the residences facing Vista Del Sol.

14 - Population and Housing

POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned 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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Sources: Rancho Mirage General Plan 2017; E-5 City/County Population and Housing Estimates, California Department of Finance, January 1, 2020; 2020 RTP/SCS, Demographics and Growth Forecast Technical Report, Southern California Association of Governments, adopted September 3, 2020.

14.1 Setting

The Rancho Mirage population increased 30% between 2000 and 2010, from 13,249 to 17,218. The latest (2020) population estimate is 19,114. SCAG projects the City's population will grow to 25,200 by 2045. In 2022, there is an estimated 16,804 housing units in Rancho Mirage. Local housing products include a mix of single- and multi-family units, and a smaller number of mobile homes.

14.2 Discussion of Impacts:

a) Less than Significant.
The Project proposes the future development of up to eight single-family residences on 10.1 acres of undeveloped land. This only leads to a negligible increase in population and is consistent with current population growth projections. The Project would require a new driveway and a new interior street, which would only serve the Project site and would not indirectly induce population growth in the area. Because the anticipated increase in population based on the proposed residences would be negligible (and within current population growth projections), the induced population growth is also expected to be negligible. Impacts would be less than significant.

b) No Impact.
The future development of the eight single-family residences would take place on two vacant parcels. No existing structures or housing would be eliminated as a result of the Project and is not expected to displace any current residents. Instead, the Project would accommodate housing that is needed by the growing population. Therefore, there would be no impacts, relating to the displacement of people or housing.

14.3 Mitigation Measures: None required.

15 - Public Services

PUBLIC SERVICES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	☐	☐	☒	☐
ii) Police protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☒	☐
iv) Parks?	☐	☐	☒	☐
v) Other public facilities?	☐	☐	☒	☐

Sources: Rancho Mirage General Plan, 2017, Residential and Commercial/Industrial Development School Fee Justification Study for the Palm Springs Unified School District, 2022.

15.1 Setting

Fire Protection Services

The Riverside County Fire Department (RCFD) provide fire protection in Rancho Mirage under contract to the California Department of Forestry. A typical response to a fire will place eight personnel, including a battalion chief, on the scene within five minutes. This includes fire fighters and certified paramedics. The Fire Department has 27 sworn, 2 full time non-sworn and 1 part time non-sworn personnel, serving 24.7 square miles and ~18,799 persons.

Police Protection Services

Police protection in Rancho Mirage is provided on a service contract basis by the Riverside County Sheriff's Department (RCSD) that operates out of the Palm Desert Station. Their staff consists of 29 full time officers (24 sworn and 5 non-sworn). The officers have a daily staffing of 7 officers that work in two, 12-hour shifts. Four deputy patrol officers work the day shift, and 3 deputy patrol officers work the night shift. The City currently provides 1.77 officers per 1,000 residents.

Schools

Rancho Mirage is served by two public school districts: Palm Springs Unified School District, which serves the majority of Rancho Mirage, and the Desert Sands Unified School District, which serves the portion of Rancho Mirage that lies south of Frank Sinatra Drive and east of Bob Hope Drive, that of which includes the Project site.

Parks

In 1989, the City prepared a Parks Master Plan that included an assessment of local park needs. Rancho Mirage currently contains six parks, including a mix of mini and local parks.

15.2 Discussion of Impacts:

a.i) Less than Significant Impact.
Riverside County Fire Department (RCFD) provides fire protection services to the Project site and surrounding area under contract to the California Department of Forestry. The nearest RCFD Fire Station (No. 71) is located at 73995 Country Club Drive, approximately 1.3 miles southeast from the Project site. Based on the Project site's proximity to the existing fire station, the Project would be adequately served by fire protection services, and no new or expanded unplanned facilities would be required. Additionally, the Project would feature fire safety and fire suppression activities, including type of building construction, fire sprinklers, a fire hydrant system, and paved access. RCFD will review and approve Project plans to ensure all applicable fire standards and regulations are met. Therefore, impacts associated with fire protection services would be less than significant, and no mitigation is required.

a.ii) Less than Significant Impact.
Riverside County Sheriff's Department (RCSD) provides police protection services to Rancho Mirage, including the Project site and surrounding area from the Palm Desert Station. The Palm Desert Station is located at 73-705 Gerald Ford Drive, which is located approximately 1.7 miles northeast from the Project site. Based on the Project site's proximity to the existing police station, the Project would be adequately served by police protection services, and no new or expanded unplanned facilities would be required. RCSD will review and approve Project plans to ensure all applicable police standards and regulations are met. Therefore, impacts associated with police protection services would be less than significant.

a.iii) Less than Significant Impact.
The addition of the future eight single-family residences would not significantly increase the number of students within nearby schools. However, the project would be required to pay School Impact Fees to the Palm Springs Unified School District (PSUSD). Current impact fees at the time of writing are $5.15 per residential foot for detached single family homes according to the March 31, 2022 Residential and Commercial/Industrial Development School Fee Justification Study for the PSUSD. Payment of these fees would offset impacts from the increased demand on school services, ensuring that impacts will be less than significant.

a.iv) Less than Significant Impact.
The City of Rancho Mirage requires new developments to dedicate land for recreational purposes or pay in-lieu fees. The Project would result in a negligible population increase and a negligible demand for park facilities. Therefore, this fee will assure that the impacts to City parks would be less than significant.

a.v) Less than Significant Impact.
The Project would result in less-than-significant impacts to other public facilities. It is not expected that the Project would result in an increase in population that would require the provision of additional public facilities within the City of Rancho Mirage. Access to the Project site is provided by an existing road (Vista Del Sol) and would connect to existing utility infrastructure. New public roads or public transportation facilities, or other public facilities, are not required. Therefore, impacts would be less than significant.

15.3 Mitigation Measures: None required.

16 - Recreation

RECREATION – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Source: Rancho Mirage General Plan 2017

16.1 Setting

The City offers a wide variety of recreational opportunities, including golf courses, bikeways, and parkland. In addition, the City is near thousands of acres of National Park and National Monument lands, U.S. Forest Service wilderness lands, and state, regional and tribal parks that contain miles of hiking, biking, and equestrian trails.

16.2 Discussion of Impacts:

a-b) Less than Significant.
The Project would result in a negligible population increase and a negligible demand for park facilities. There is a low potential for the Project to increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur, as well as a low potential for construction or expansion of recreational facilities which may have an adverse physical effect on the environment. Therefore, the Project would have a less-than-significant impact on recreational facilities within the City.

16.3 Mitigation Measures: None required.

17 - Transportation

TRANSPORTATION – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Source: Riverside County Transportation Analysis Guidelines

17.1 Setting

The Project Applicant proposes the development of eight single-family residences in Rancho Mirage. The Project is exempt from preparing either a Traffic Impact Analysis or Vehicle Miles Traveled Screening Analysis because the Project would generate less than 100 peak hour trips and proposes less than 110 single-family housing units per the County of Riverside's Transportation Analysis Guidelines as well as the City of Rancho Mirage's VMT Transportation Analysis Policy adopted on February 18, 2021.

17.2 Discussion of Impacts:

a) Less than Significant Impact.
Trip generation represents the amount of traffic which is both attracted to and produced by a development. The Project's Air Quality and Greenhouse Gas Report (Appendix A) utilized the trip generation rates for single-family residential dwelling units provided in the Institute of Engineers Trip Generation Manual 10th Edition (September 2017). As shown in the modeling conducted for Appendix A, through use of the ITE trip generation rates, the Project is anticipated to generate approximately 82 average daily vehicle trips. Pursuant to the County's Transportation Analysis Guidelines, projects that generate 100 or less daily trips are not required to prepare a Traffic Impact Analysis that includes Level of Service (LOS) analysis and would therefore not result in substantial adverse effects on the circulation system. Because the Project would generate less than 100 daily trips, the Project would not conflict with County policy addressing the circulation system and impacts would be less than significant.

b) **Less than Significant Impact**.
CEQA Guidelines section 15064.3 sets forth guidelines for implementing Senate Bill 743 (SB 743) for reduction of GHG emissions and development of multimodal transportation networks. SB 743 requires amendments to the CEQA Guidelines to provide for an alternative criterion to the LOS methodology for evaluating transportation impacts. Generally, "vehicle miles travelled" or VMT is considered as the most appropriate measurement of transportation impacts. VMT refers to the amount and distance of automobile travel attributable to a project.

The Project's traffic was evaluated against screening criteria to determine if it could clearly be determined that the Project would not generate substantial VMT and therefore be consistent with CEQA Guidelines Section 15064.3(b), or if additional analysis was needed to determine the significance of Project-related VMT. The screening criteria used in the Project analysis are established in the County's Traffic Impact Analysis Guidelines. Pursuant to the Transportation Analysis Guidelines, single family housing projects less than or equal to 110 dwelling units with a greenhouse gas emissions generation of less than 3,000 MTCO2e are considered to have a less-than-significant impact related to VMT. As noted in Section 8(a), the Project is calculated to generate approximately 150.37 MTCO2e per year, which is well below 3,000 MTCO2e. Because the Project would develop eight dwelling units and generates less than 3,000 MTCO2e, the Project would result in a less-than-significant impact related to VMT. Accordingly, the Project would not conflict with or be inconsistent with CEQA Guidelines Section 15064.3(b).

c) **Less than Significant**.
The types of traffic generated from the Project (i.e., passenger cars) would be compatible with the type of traffic observed along roadways within the Project vicinity under existing conditions. In addition, prior to development of the Project site, the City will review and approve the proposed architectural plans to ensure all proposed improvements within the public right-of-way would be installed in conformance with City design standards and that no hazardous transportation design features would be introduced through implementation of the Project. In addition, all proposed Project circulation improvements would be designed and constructed to City standards. Accordingly, the Project would not create or substantially increase safety hazards due to a design feature or incompatible use. Impacts would be less than significant.

d) **Less than Significant**.
Fire apparatus access for the eight-lot development would include a private road that meets the Fire Code requirements for width, grade, clearance, dead-end length, and turnarounds. Accordingly, the Project would not create or substantially increase safety hazards due to inadequate emergency access. Impacts would be less than significant.

17.3 Mitigation Measures: None required.

18 - Tribal Cultural Resources

TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section5020.1(k), or	☐	☒	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

Source: Cultural Resource Investigation in Support of the Vista Del Sol Project, PaleoWest, December 28, 2021. (Appendix C)

18.1 Setting

PaleoWest contacted the Native American Heritage Commission (NAHC) on September 9, 2021, for a review of the sacred lands file (SLF). The NAHC responded on October 12, 2021, stating that the SLF was completed with negative results. The NAHC suggested that 18 individuals representing 12 Native American tribal groups be contacted to elicit information regarding cultural resource issues related to the proposed Project. PaleoWest sent outreach letters to the 12 recommended tribal groups on December 7, 2021, which were followed up by phone calls on December 22, 2021. To date four responses have been received.

A 30-day Tribal consultation was initiated on August 2, 2022 (see Appendix E) to a total of 11 tribes: the Twenty-Nine Palms Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, Augustine Band of Cahuilla Mission Indians, Cabazon Band of Mission Indians, Cahuilla Band of Indians, Los Coyotes Band of Mission Indians, Morongo Band of Mission Indians, Ramona Band of Cahuilla Mission, Soboba Band of Luiseno Indians, Santa Rosa Band of Mission Indians, and the Torres Martinez Desert Cahuilla Indians. To date, the City has only received one response from Agua Caliente Band of Cahuilla Indians on January 26th, 2023.

Human history within the Coachella Valley, including areas of present-day Rancho Mirage, dates back to the earliest civilization of the Cahuilla people, whose culture is present today. It was approximately 2000 years ago when the Cahuilla Indians first occupied the land that is now the Rancho Mirage area. Today Native Americans of Pass or Desert Cahuilla heritage are most affiliated with one or more of the Indian reservations in and near the Coachella Valley, including Agua Caliente, Morongo, Cabazon, Torres Martinez, and Augustine.

18.2 Discussion of Impacts:

a) **Less than Significant with Mitigation Incorporated**.
As previously discussed in Section 5 (a), the City currently does not have any sites listed within the City's incorporated boundaries on the National Register of Historic Places (NRHP) and the site is not listed in the California Register of Historic Resources (CRHR). Mitigation Measure CUL-1 described in Section 5, Cultural Resources, will be applied to Section 18, Tribal Cultural Resources, to ensure the protection of historical resources. Therefore, with implementation of Mitigation Measure CUL-1, impacts would be less than significant.

b) **Less than Significant Impact**.
PaleoWest contacted the NAHC, as part of the cultural resource assessment, on September 9, 2021, for a review of SLF. The NAHC responded on October 21, 2021 stating that the SLF identified no Native American cultural resources in the Project vicinity. In addition, the NAHC suggested contacting that 18 individuals representing 12 additional Native American tribal groups be contacted to elicit information regarding cultural resource issues related to the proposed Project. PaleoWest sent outreach letters to the 12 recommended tribal groups on December 7, 2021, which were followed up by phone calls on December 22, 2021. To date, four responses have been received from the following tribes: Quechan Historic Preservation Department, Augustine Band of Cahuilla Indians, Cahuilla Band of Indians, and Soboba Band of Luiseno Indians. The Quechan Historic Preservation Department sent an email indicating the Tribe does not wish to comment on the Project, stating they defer to more local tribes. The Augustine Band of Cahuilla Indians stated that the Tribe is unaware of any specific cultural resources within the Project site; however, if any should be encountered during the development of the Project, the Tribe requests to be contacted immediately for further evaluation. The Cahuilla Band of Indians requested a copy of all the cultural materials associated with the Project for tribal review. Lastly, the Soboba Band of Luiseno Indians indicated that the Tribe will defer to the Torres-Martinez Desert Cahuilla Indians, Agua Caliente Band of Cahuilla Indians, and Cabazon Band of Mission Indians. Per AB 52 requirements, the City has reached out to a total of 11 tribes ; however, only one comment has been received from the Agua Caliente Band of Cahuilla Indians on January 26th, 2023 (see Appendix E). Their recommended measures have been included in MM in this section and in the Cultural Section of this document. All revisions to the Draft IS/MND have been made in response to the comments received during public review in ~~strike-out~~/underline.

18.3 Mitigation Measures:

TCR-1 If buried cultural materials are discovered during the earth-moving operations, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds and, if necessary, develop a treatment pan in consultation with the City of Rancho Mirage and the appropriate

Native American tribes. The presence of an archaeologist shall meet the Secretary of the Interior's standards during any ground disturbing activities.

TCR-2 During any ground disturbing activities (including any archaeological testing and surveys) the presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) shall be required. Should buried cultural deposits be encountered, the Monitor shall request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

19 - Utilities and Service Systems

UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statues and regulations related to solid waste?	☐	☐	☒	☐

Sources: Rancho Mirage General Plan 2017; 2020 Coachella Valley Regional Urban Water Management Plan, June 30, 2021; California Department of Resources Recycling and Recovery (CalRecycle) Estimated Solid Waste Generation Rate, 2006; Cal Recycle Solid Waste Information System, 2019.

19.1 Setting

Domestic Water

Domestic water for the majority of the City is provided by the Coachella Valley Water District (CVWD). Groundwater is the principal source of municipal water supply in the Coachella Valley. The main groundwater source for the entire valley is the Coachella Valley Groundwater Basin, Indio Subbasin, and the Whitewater River Subbasin. The Whitewater River Subbasin underlies a major portion of the valley floor and encompasses approximately 400 square miles.

Waste Water

Most CVWD domestic water customers also receive sewer services from CVWD. Nearly 6.3 billion gallons of wastewater are treated annually. CVWD operates six water reclamation plants and maintains more than 1,000 miles of sewer pipelines and more than 30 lift stations that collect and transport wastewater to the nearest water reclamation facility.

Solid Waste

The City currently contracts with Burrtec to provide solid waste collection and disposal management services. Municipal solid waste generated in the City is taken to the Edom Hill Transfer Station, which has a maximum permitted throughput of 3,500 tons per day and a permitted capacity of 3,500 tons per day for general waste.

19.2 Discussion of Impacts:

a-e) Less than Significant.
Domestic Water

CVWD is responsible for supplying potable water to the Project site. As discussed in the 2020 CVWD Urban Water Management Plan, herein incorporated by reference as "UWMP," adequate water supplies are projected to be available to meet CVWD's estimated water demand through 2040 under normal, historic, single-dry, and historic multiple-dry year conditions. CVWD forecasts for projected water demand are based on the population projections of Southern California of Associated Governments (SCAG), which rely on the adopted land use designations contained within the general plans that cover the geographic area within CVWD's service. The water use projections utilized in the 2020 CVWD UWMP were based on the site's existing "Hillside Reserve" land use designation on the City of Rancho Mirage Land Use Map. Because the Project would be consistent with the existing land use designation, CVWD would have sufficient water supplies available to serve the Project from existing entitlements/resources and no expanded entitlements are needed.

Additionally, the Project would be required to implement all water conservation measures imposed by the CVWD under normal as well as drought conditions over the life of the project. These include requirements of Executive Order B-29-15, mandating reductions in water use by 36% in the Coachella Valley. The Project would tie into the existing domestic water line beneath Vista Del Sol. No new wells or additional water infrastructure or entitlements will be required. Therefore, the Project would have a less-than-significant impact.

Wastewater

Wastewater generated from the Project site would be treated through the CVWD. The Project would generate a minimal increase in wastewater, which has already been accounted for in the City's General Plan. Therefore, the Project would not result in a significant impact.

The Project would tie into the existing sanitary sewer line located beneath Vista Del Sol, and wastewater would be transported to Coachella's WWTP. The WWTP implements all applicable requirement of the Colorado River Basin Regional Water Quality Control Board, and no violations of wastewater treatment requirements are anticipated. Therefore, the Project would have a less-than-significant impact.

Stormwater

The City requires on-site detention and/or retention basins for all new developments to manage surface water flows and reduce runoff from sources such as stormwater and landscape irrigation. The Project complies with this requirement by including on-site retention basins to ensure stormwater is retained on-site. Additional measures to address onsite stormwater management are described in Section 3.10, Hydrology and Water Quality. Project-related impacts to stormwater management systems are expected to be less-than-significant.

Solid Waste

Implementation of the proposed Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. The Project would be required to comply with AB 939, which requires a minimum of 50 percent of all construction waste and debris to be recycled. Additionally, the Project would be required to comply with mandatory waste reduction requirements as described below. Solid waste generated by the Project would be disposed at the Edom Hill Transfer Station, which currently receives an average of 3,500 tons of waste per day and has a capacity of 17,777 tons of waste per day.

Construction Impact Analysis

Solid waste requiring disposal would be generated by the construction process, primarily consisting of discarded materials and packaging. Based on the size of the Project (40,917 s.f. lot area) and the United States Environmental Protection Agency's (U.S. EPA) construction waste generation factor of 4.39 pounds per square foot for residential uses, approximately 89.8 tons of waste is expected to be generated during the project's construction phase. CalGreen requires that a minimum of 65% of all construction waste be diverted from landfills (by recycling, reusing, and other waste reduction strategies); therefore, the project is estimated to generate a total of approximately 31.4 tons of solid waste requiring landfill disposal during project construction.

Non-recyclable construction waste generated by the Project would be disposed at the Edom Hill Transfer Station. As described above, these landfills receive well below their maximum permitted daily disposal volume; thus, the relatively minimal construction waste generated by the Project is not anticipated to cause the landfill to exceed its maximum permitted daily disposal volume. Furthermore, the Edom Hill Transfer Station is not expected to reach its total maximum permitted disposal capacities during the Project's construction period. The Edom Hill Transfer Station has sufficient daily capacity to accept

solid waste generated by the Project's construction phase; therefore, impacts to landfill capacity associated with the Project's near-term construction activities would be less than significant.

Operational Impact Analysis

Based on a daily waste generation factor of 12.23 pounds of waste per household per day obtained from CalRecycle, long-term, on-going operation of the Project would generate approximately 0.1 ton of solid waste per day. Pursuant to AB 939, at least 50 percent of the Project's solid waste is required to be diverted from landfills; therefore, the project would generate a maximum of 0.05 tons of solid waste per day requiring landfilling.

Non-recyclable solid waste generated during long-term operation of the project would be disposed at the Edom Hill Transfer Station. As described above, these landfills receive well below their maximum permitted daily disposal volume; thus, waste generated by the Project's operation is not anticipated to cause the landfill to exceed its maximum permitted daily disposal volume. Because the Project would generate a negligible amount of solid waste per day as compared to the permitted daily capacities at receiving landfills, impacts to regional landfill facilities during the Project's long-term operational activities would be less than significant.

19.3 Mitigation Measures: None required.

20 - Wildfire

WILDFIRE – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Sources: Rancho Mirage General Plan 2017; Very High Fire Hazard Severity Zones in Local Responsibility Areas, CalFire, 2009; Fire Hazard Severity Zones in State Responsibility Areas, CalFire, 2007.

20.1 Setting

The California Department of Forestry and Fire Protection (CalFire) ranks fire hazards of wildland areas in the state using four main criteria: fuels, weather, assets at risk, and level of service. Although Very High Fire Hazard Severity Zones are mapped in the Santa Rosa Mountains near Rancho Mirage, the wildland fire hazard in the City and Coachella Valley is relatively low.

20.2 Discussion of Impacts:

a-d) Less than Significant Impact.
The Project site is not located within a fire zone classified as either a State Responsibility Area (SRA) or a Very High Fire Hazard Severity Zone. The nearest Very High Fire Hazard

Severity Zones are in the Santa Rosa Mountains approximately two miles southwest of the Project site. However, they are of limited size, and the historical record indicates that the wildland fire hazard in Rancho Mirage is relatively low because most of the rugged terrain is so steep, rocky, and dry that few plants (fire fuel sources) thrive in the area.

The Project has a very limited potential to exacerbate wildfire risks by placing new residential buildings in proximity to the mountain slopes. However, all proposed buildings and improvements would be on the low-lying valley floor. Most existing vegetation would be cleared during construction and replaced by structures and paved surfaces. New landscape vegetation would be carefully maintained and watered regularly, limiting the possibility for vegetation fires to ignite and spread. Potentially hazardous and/or combustible materials onsite will be handled, used, and stored in compliance with applicable regulations and guidelines to reduce potential fire hazards (see Section 9, Hazards and Hazardous Materials). The Project would not result in installation or maintenance of infrastructure that may exacerbate fire risks, such as roads, emergency water sources, or utilities. Utility extensions would be limited to parcel-level improvements.

The Project is not expected to increase exposure of people or structures to significant fire or fire-related risks, including downslope or downstream flooding or landslides, resulting from runoff, post-fire slope instability, or drainage changes. The City maintains a Multi-Hazard Functional Plan that addresses the planned response to extraordinary emergency situations, including natural and human-caused disasters. The Project would not impair the adopted emergency response plan. In conclusion, impacts would be less than significant.

20.3 Mitigation Measures: None required.

21 - Mandatory Findings of Significance

MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to 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?	☐	☒	☐	☐
b) Does the project have impacts that 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, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

20.1 Discussion of Impacts:

a) Less than Significant with Mitigation Incorporated.

All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this IS/MND. Throughout this IS/MND, where impacts were determined to be potentially significant, mitigation measures have been imposed to reduce those impacts to less than significant. Accordingly, with incorporation of the mitigation measures imposed throughout this IS/MND, the Project would not 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, substantially 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. Impacts would be reduced to less than significant levels with mitigation incorporated.

b) Less than Significant with Mitigation Incorporated.
The environmental evaluation of this IS/MND concluded that, with adherence to all mitigation measures the Project's cumulatively considerable impacts would be mitigated to less-than-significant levels.

c) Less than Significant with Mitigation Incorporated.
The Project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this IS/MND. All Project environmental impacts would be less than significant or less than significant with mitigation incorporated. The Project would therefore not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

21.3 Mitigation Measures:

Table 9: Mitigation Monitoring and Reporting Program

Mitigation Measure	Responsible Agency	Timing	Verification (Date and Initials)
AESTHETICS			
N/A			
AGRICULTURAL RESOURCES			
N/A			
AIR QUALITY			
N/A			
BIOLOGICAL RESOURCES			
Bio-1: ~~If unavoidable Project construction activities must begin during the nesting bird season (February 1st through August 31st), a pre-construction nesting bird survey shall be conducted no more than 14 days prior to initiation of ground disturbance and vegetation removal activities. The nesting pre-construction bird survey shall be conducted by a biologist familiar with identification of avian species~~	Project Proponent/ Biologist	Prior to Construction (no more than 14 days prior to ground disturbance and vegetation	

~~known to occur in Riverside County. The nesting bird survey shall be conducted on foot inside the project boundary, including a 300-foot buffer for passerines (song birds) and 500-foot buffer for raptors in areas of suitable habitat. Inaccessible areas will be surveyed using binoculars to the extent practical. If nests are found, an avoidance buffer (dependent upon species, the proposed work activity, the existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. If a raptor nest is observed in a tree proposed for removal, the applicant must consult with CDFW. All construction personnel be notified of the existence of the buffer zone and to avoid entering the buffer zone during nesting season. No ground disturbing activities shall occur within this buffer area until the avian biologist has confirmed the breeding/nesting is completed and the young have fledged. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.~~ Nesting bird surveys shall be performed by a qualified avian biologist no more than (3) days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist shall make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the preconstruction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer shall be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on-site until a qualified biologist determines the young have fledged or the nest is no longer active.		removal activities).	

Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist shall have the authority to stop work if nesting pairs exhibit signs of disturbance.			
Bio-2: The Applicant shall pay the CVMSHCP Local Development Mitigation Fee prior to building permit issuance.	Project Proponent/ City Planning Department	Prior to building permit issuance.	
Bio-3: Pre-construction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or most recent version). Pre-construction surveys shall be performed by a qualified biologist following the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation. If the pre-construction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and USFWS to conduct an impact assessment to develop avoidance and minimization measures to be approved by CDFW prior to commencing Project activities.	Project Proponent/ Biologist	Prior to Construction (No less than 14 days prior to the start of Project-related activites and within 24 hours prior to ground disturbance)	
CULTURAL RESOURCES			
CUL-1: If buried cultural materials are discovered during the earth-moving operations, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds and, if necessary, develop a treatment pan in consultation with the City of Rancho Mirage and the appropriate Native American tribes. The presence of a qualified archaeologist shall meet the Secretary of the Interior's standards during any ground disturbing activities.	Project Proponent/ Archaeological Monitor	During Construction. During ground disturbing activities.	
CUL-2: In the unexpected event human remains are uncovered during construction activities, all construction work taking place within the vicinity of the discovered remains shall cease and the	Project Proponent/	During Construction. During ground	

necessary steps to ensure the integrity of the immediate area must be taken. The County Coroner shall be notified within 24 hours of the discovery of human remains. If the remains discovered are determined by the Coroner to be of Native American descent, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would in turn contact the Most Likely Descendant (MLD) would determine further action to be taken. The MLD shall have 48 hours to access the site and make a recommendation regarding disposition of the remains.	Archaeological Monitor	disturbing activities.	
GEOLOGY AND SOILS			
N/A			
GREENHOUSE GAS EMISSIONS			
N/A			
HAZARDS AND HAZARDOUS MATERIALS			
N/A			
HYDROLOGY AND WATER QUALITY			
N/A			
LAND USE AND PLANNING			
N/A			
MINERAL RESOURCES			
N/A			
NOISE			
N-1: Prior to issuance of a grading permit, the residential building shell (i.e., windows) would be designed with an STC 28, which shall achieve a minimum of 17 dBA noise reduction to meet the City's 45 dBA CNEL interior residential requirement.	Project Proponent/ Noise Monitor	Prior to issuance of a grading permit.	
N-2: Prior to issuance of a grading permit, a 6-foot tall wall located at the property line is required to reduce the noise CNEL level at the residences facing Vista Del Sol.	Project Proponent/ Noise Monitor	Prior to issuance of a grading permit.	

POPULATION AND HOUSING			
N/A			
PUBLIC SERVICES			
N/A			
RECREATION			
N/A			
TRANSPORTATION/TRAFFIC			
N/A			
TRIBAL CULTURAL RESOURCES			
TCR-1: If buried cultural materials are discovered during the earth-moving operations, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds and, if necessary, develop a treatment pan in consultation with the City of Rancho Mirage and the appropriate Native American tribes. The presence of an archaeologist shall meet the Secretary of the Interior's standards during any ground disturbing activities.	Project Proponent/ Cultural Monitor	All phases of project development. During the design phase, pre-construction, and during construction.	
TCR-2: During any ground disturbing activities (including any archaeological testing and surveys) the presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) is required. Should buried cultural deposits be encountered, the Monitor shall request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.	Project Proponent	Prior to obtaining a grading permit.	
UTILITIES AND SERVICE SYSTEMS			
N/A			

BIO-1 ~~If unavoidable Project construction activities must begin during the nesting bird season (February 1st through August 31st), a pre-construction nesting bird survey shall be conducted no more than 14 days prior to initiation of ground disturbance and~~

~~vegetation removal activities. The nesting pre-construction bird survey shall be conducted by a biologist familiar with identification of avian species known to occur in Riverside County. The nesting bird survey shall be conducted on foot inside the project boundary, including a 300-foot buffer for passerines (song birds) and 500-foot buffer for raptors in areas of suitable habitat. Inaccessible areas will be surveyed using binoculars to the extent practical. If nests are found, an avoidance buffer (dependent upon species, the proposed work activity, the existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. If a raptor nest is observed in a tree proposed for removal, the applicant must consult with CDFW. All construction personnel be notified of the existence of the buffer zone and to avoid entering the buffer zone during nesting season. No ground disturbing activities shall occur within this buffer area until the avian biologist has confirmed the breeding/nesting is completed and the young have fledged. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.~~

Nesting bird surveys shall be performed by a qualified avian biologist no more than (3) days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist shall make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the preconstruction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer shall be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on-site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist shall have the authority to stop work if nesting pairs exhibit signs of disturbance.

BIO-2 The Applicant shall pay the CVMSHCP Local Development Mitigation Fee prior to building permit issuance.

BIO-3 Pre-construction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or most recent version). Pre-construction surveys shallshould be performed by a qualified biologist following the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation. If the pre-construction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and USFWS to conduct an impact assessment to develop avoidance and minimization measures to be approved by CDFW prior to commencing Project activities.

CUL-1 If buried cultural materials are discovered during the earth-moving operations, all work in that area should be halted or diverted until a qualified archaeologist can evaluate

the nature and significance of the finds and, if necessary, develop a treatment pan in consultation with the City of Rancho Mirage and the appropriate Native American tribes. The presence of a qualified archaeologist shall meet the Secretary of the Interior's standards during any ground disturbing activities.

CUL-2 In the unexpected event human remains are uncovered during construction activities, all construction work taking place within the vicinity of the discovered remains must cease and the necessary steps to ensure the integrity of the immediate area must be taken. The County Coroner must be notified within 24 hours of the discovery of human remains. If the remains discovered are determined by the Coroner to be of Native American descent, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would in turn contact the Most Likely Descendant (MLD) would determine further action to be taken. The MLD would have 48 hours to access the site and make a recommendation regarding disposition of the remains.

N-1 Prior to issuance of a grading permit, the residential building shell (i.e., windows) would be designed with an STC 28, which shall achieve a minimum of 17 dBA noise reduction to meet the City's 45 dBA CNEL interior residential requirement.

N-2 Prior to issuance of a grading permit, a 6-foot tall wall located at the property line is required to reduce the noise CNEL level at the residences facing Vista Del Sol.

TCR-1 If buried cultural materials are discovered during the earth-moving operations, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds and, if necessary, develop a treatment pan in consultation with the City of Rancho Mirage and the appropriate Native American tribes. The presence of a qualified archaeologist shall meet the Secretary of the Interior's standards during any ground disturbing activities.

TCR-2 During any ground disturbing activities (including any archaeological testing and surveys) the presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) is required. Should buried cultural deposits be encountered, the Monitor shall request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

CHAPTER 3: REFERENCES

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CHAPTER 4: APPENDICES

Appendix A	TTM 38222 Air Quality and Greenhouse Gas Impact Study, MD Acoustics, LLC, April 26, 2022.
Appendix B	Biological Resources Report for Tentative Tract Map No. 38222 (Vista Del Sol), ELMT Consulting, December 12, 2021.
Appendix C	Cultural Resource Investigation in Support of the Vista Del Sol Project, PaleoWest, December 28, 2021.
Appendix D	TTM 38222 Noise Impact Study, MD Acoustics, LLC, October 6, 2021.
Appendix E	Tribal Consultation Letters, City of Rancho Mirage, September 26, 2022.
Appendix F	Comment Letters Received from Initial Circulation of Draft IS/MND, January 30th, 2023.
Appendix G	Response to Comments, ELMT Consulting and The Altum Group, January 10, 2023
Appendix H	Geotechnical Report, LandMark Consultants Inc., September 24, 2021

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