

INITIAL STUDY
for the
DESERT RETREAT SPECIFIC PLAN PROJECT

Prepared for:

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ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Desert Retreat Specific Plan
2. **Lead agency name and address:** City of Indio, 100 Civic Center Mall, 92201
3. **Contact person and telephone number:** Kevin Snyder, AICP, Community Development Director, (760) 541-4255
4. **Project location:** The Project site is located in the northwest portion of the City of Indio, as shown in **Figure 1: Regional Location Map**. The Specific Plan Area is bound by the following streets: 38th Avenue on the north, Jefferson Street on the west, 40th Avenue on the south, and Madison Street on the east, as shown in **Figure 2: Project Location Map**.
5. **Project Sponsor Name and Address:** Pulte Group, Inc., 27401 Los Altos, Suite 400, Mission Viejo, CA 92691
6. **General Plan and Zoning designation:** SN (Suburban Neighborhood), RL (Residential Low) and Village Core
7. **Description of Project:** The applicant is proposing the Desert Retreat Specific Plan Project (“Specific Plan” or “Project”) to implement the City of Indio (“City”) General Plan by regulating development of an age-restricted (aged 55 and older) residential community containing up to 1,500 homes on an approximate 377-acre site.

The objectives of the Specific Plan document will include ensuring quality development consistent with the goals, objectives, and policies of the City of Indio General Plan; designing a high-quality, master-planned active adult residential community; planning a community that is compatible and connected with the surrounding residential communities and recreational amenities; and helping meet the City’s need for additional housing.

Land Use

As shown in **Figure 3: Land Use Map**, the Project is a proposed gated, active adult residential community of up to 1,500 single family detached homes at an overall density of approximately 4 du/ac. The Project will include open space buffers along major public streets and the adjacent Coachella Valley Water District (CVWD) wastewater treatment plant. A network of open space paseos and corridors will traverse the Project and will provide ample opportunity for pedestrian and bicycle movement within the gated neighborhood. The network of paseos and corridors will connect to the main boulevard sidewalks within the Project and the external sidewalks along the perimeter of the Project site with access points spaced consistently on adjoining public streets to promote connectivity with the surrounding residential communities and recreational amenities. Cul-de-sacs will be designed to terminate at open space areas for maximum pedestrian connectivity. The

neighborhood will include a private recreational facility with tennis, pickleball, community pool, and interior space available to residents. A series of water features will be incorporated selectively around the grounds of the recreational facility to enhance visual character of the Project through the creation of focal points.

Circulation System

The General Plan Circulation Plan in the Mobility Chapter classifies the streets around the Project site as: 4-lane Boulevard (40th Avenue) and 2-Lane Collectors with Median or Center Left-Turn Lane (Jefferson Street, Madison Street and 38th Avenue). 40th Avenue is currently configured with 1 automobile lane and 1 bicycle lane in each direction and a center left-turn lane.

The proposed vehicular entries to the community would be gated as shown on **Figure 4: Conceptual Vehicle Circulation Plan**. The primary entry on 40th Avenue will be configured as either a conventional intersection or, alternatively, as a roundabout. Pedestrian, bicycle, and golf cart crossings of 40th Avenue would be accommodated into the proposed conventional intersection or roundabout designs for the primary entry at appropriate locations. Secondary gated entries on Madison Street and 38th Avenue are also proposed.

The internal system of private roads will allow residents to access the private recreational facility without leaving the site.

Utility Infrastructure

Water and sanitary sewer service will be provided by the Coachella Valley Water District (CVWD). Connection to an existing 12-inch sewer main at the southeast corner of the Project site is proposed. An 18-inch water line in Jefferson Street, an 18-inch water line in 40th Avenue, and an 8-inch water line in 38th Avenue are proposed to be looped through the site with connections at 38th and 40th Avenues to provide water service. The sewer and water infrastructure improvements are expected to include excavation, trenching and pipeline installation work within the existing public rights-of-way in the Project vicinity, as well as installation of on-site improvements during the land development phase of Project construction. CVWD will perform modeling studies to determine the final scope of water and sewer improvements required for the Project.

Electricity will be provided by the Imperial Irrigation District (IID). Existing electrical distribution facilities are on all adjacent streets. IID has indicated that an additional sub-station may be necessary to adequately serve the Project.

Project Actions

The applicant is requesting approval of the following discretionary actions by the City:

- Adoption of Desert Retreat Specific Plan: The Specific Plan will guide development within the Specific Plan Area, regulate land uses, define circulation and utility systems to support the allowed uses, and identify development standards and design guidelines.
- Tentative Tract Maps (TTM): The Project calls for (i) a large-lot tentative map to facilitate the subdivision of the property into large parcels for acquisition and/or financing, as well as definition of the primary circulation and utility improvements, and (2) a tentative tract map to facilitate the subdivision of the property into residential and common area lots.
- Design Review Approvals: Approval of a design review by the City addressing design of the Project is requested.
- Development Agreement: Approval of a development agreement between the City and Pulte Group addressing implementation of the Project is requested.

In addition, the applicant and City are considering the preparation and approval of a statutory development agreement to strengthen the public planning process by providing additional certainty with respect to the applicant's ability to complete the development process under the rules and regulations in effect at the time of project approval, as well as providing greater flexibility for the City to ensure that the project promotes the City's planning goals and provides public benefits.

Subsequent actions associated with implementation of the proposed Project are anticipated to include Final Tract Maps and Development Plan Permits as required by the Specific Plan.

8. Surrounding Land Uses and Setting:

North: Talavera Community (Westwick Street) and CVWD Water Reclamation Plant 7 (38th Avenue and Madison Street).

East: Sun City Shadow Hills Community (80-814 Sun City Boulevard).

South: Sun City Shadow Hills Community (80-814 Sun City Boulevard).

West: Shadow Hills High School (39-225 Jefferson Street), residential uses and vacant land.

9. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

CVWD will approve a Sewer and Water Service Agreement.

IID will approve all electrical infrastructure required to serve the project.

10. Have California Native American tribes traditionally and culturally affiliated with the Project area requested consultation pursuant to Public Resources Code Section (PRC) 21080.3.1 (b,c)?

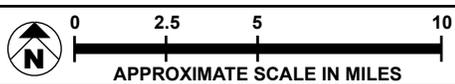
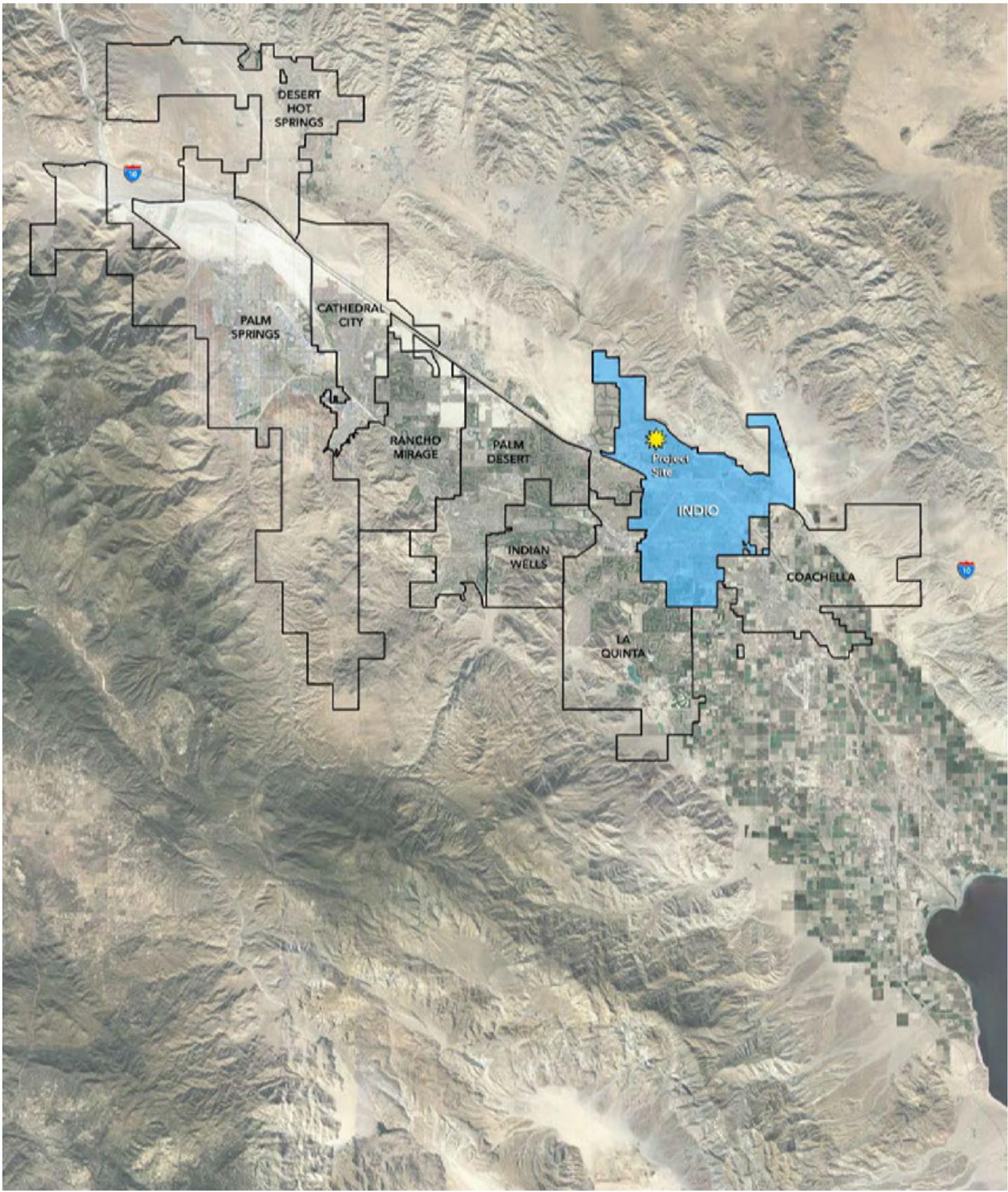
Not as of the date of this Initial Study but the City will provide formal notification of this proposed Project to Native American tribes that have requested project notifications from the City pursuant to PRC 21080.3.1 (b).

In addition, the City will provide notification to tribes identified by the Native American Heritage Commission (NAHC) of the opportunity to consult pursuant to California Government Code Section 65352.

If so, has consultation begun?

Formal consultation has not begun, but in connection with the cultural resources and Tribal cultural resources studies for the EIR, the project archaeologist has contacted the Tribes traditionally and culturally affiliated with the project site and is coordinating Tribal monitoring of all on-site survey work, as requested by those Tribes.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and Project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See PRC Section 20803.3.2) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per PRC Section 5097.96 and the California Historical Resources Information System administered by the California Office Historical Preservation. Please also note that PRC Section 20892.3(c) contains provisions specific to confidentiality.

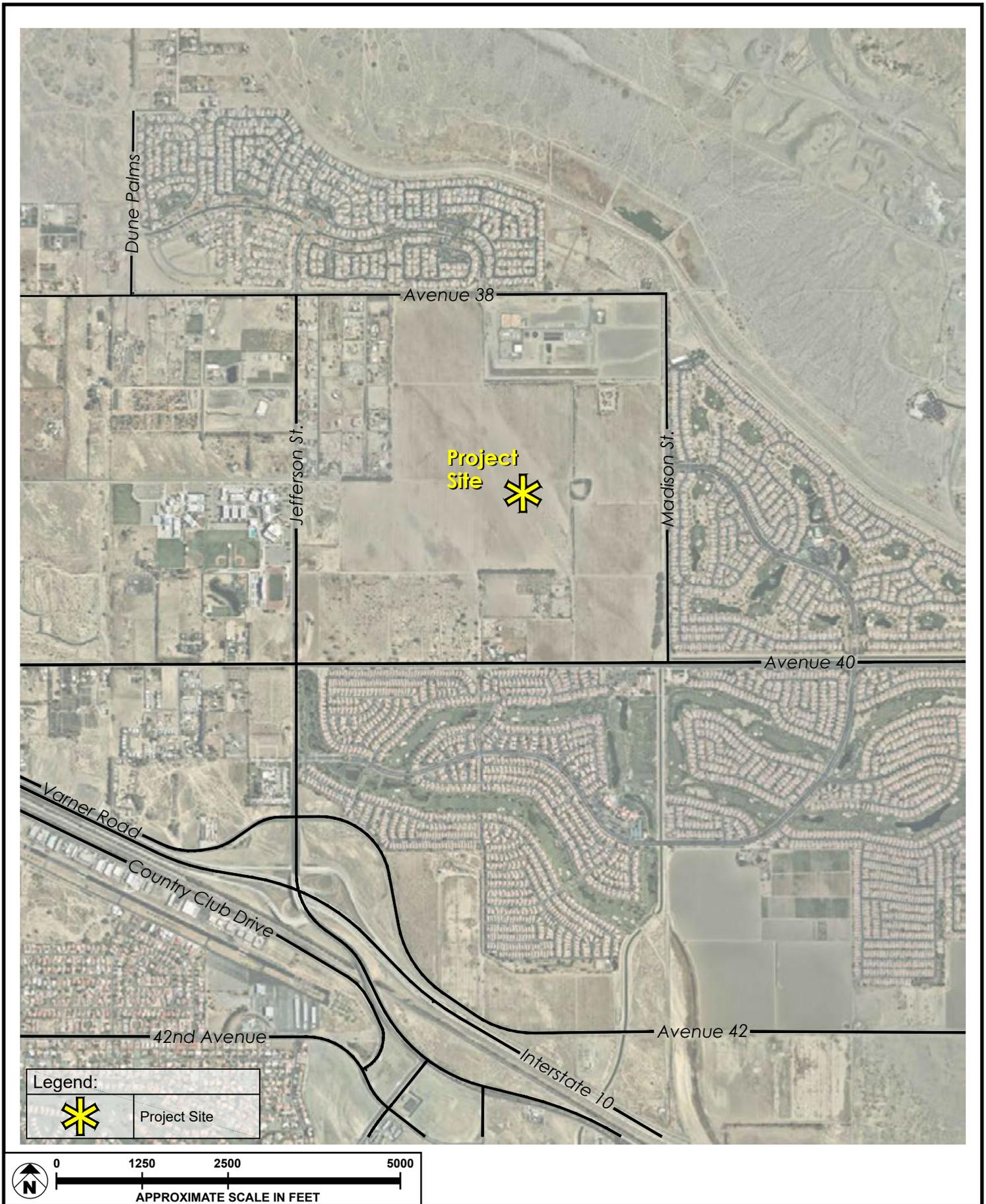


SOURCE: MSA Consulting, Inc. - 2022; Meridian Consultants - 2022

FIGURE 1

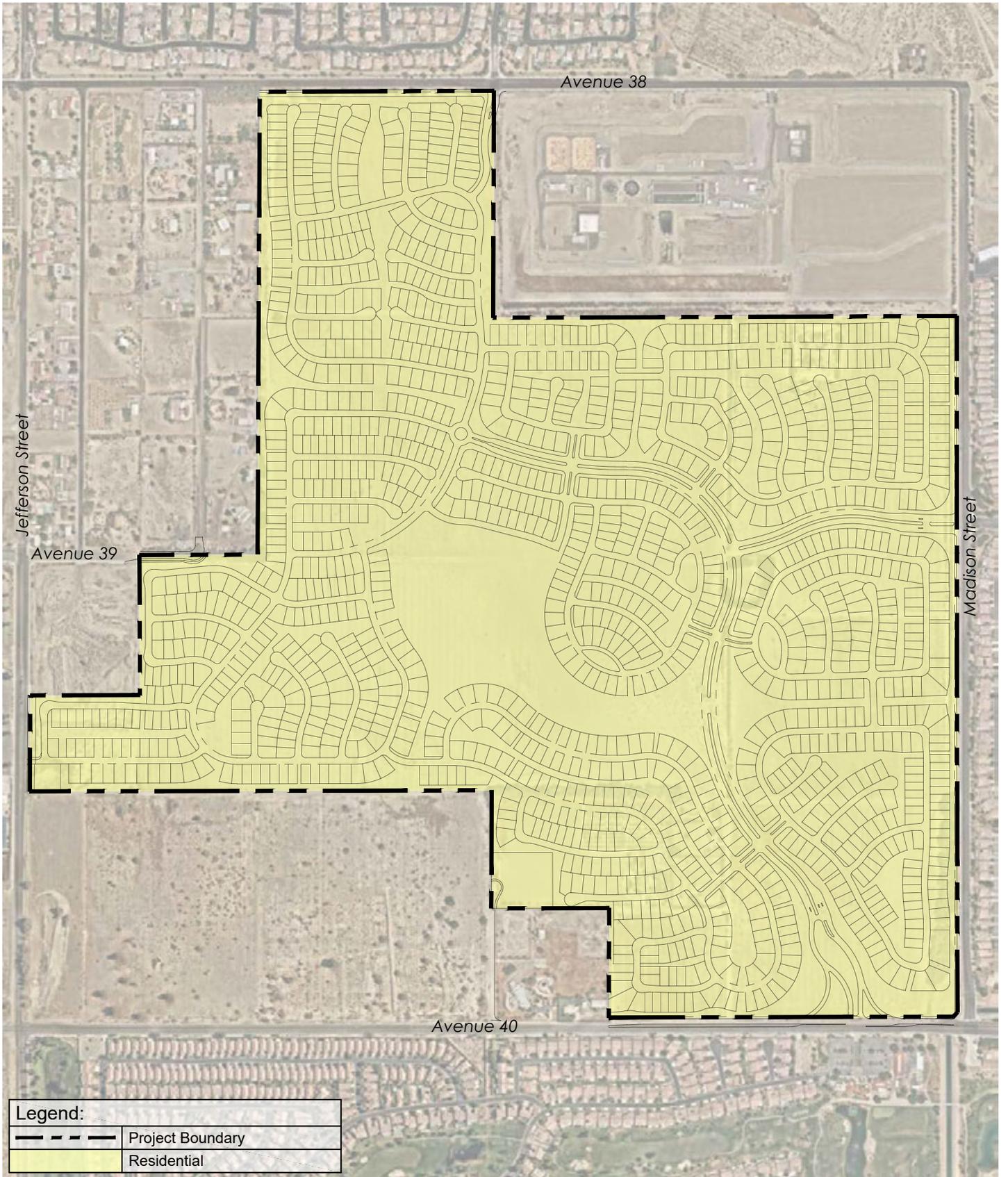


Regional Location Map



SOURCE: MSA Consulting, Inc. - 2022; Meridian Consultants - 2022

FIGURE 2

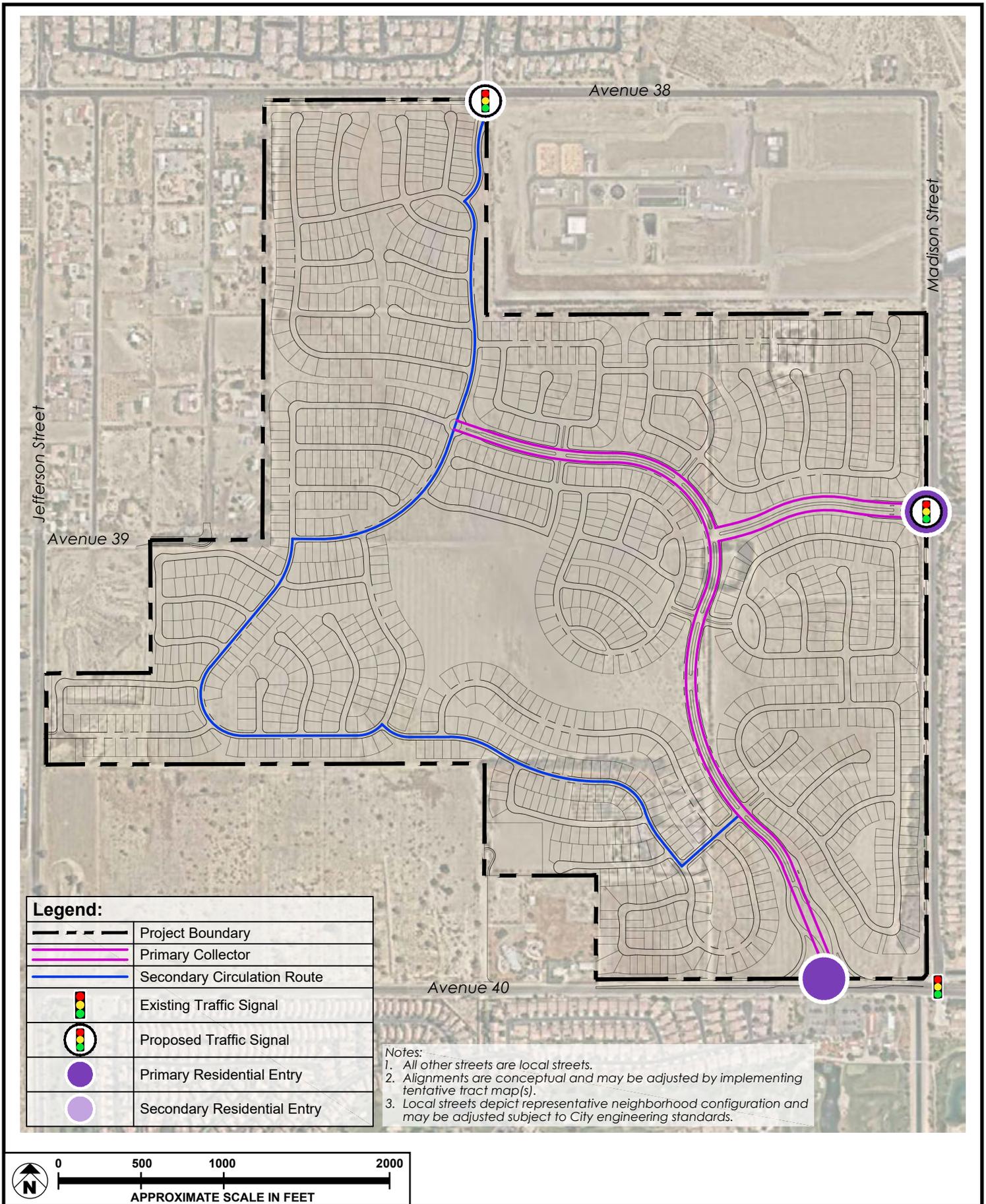


SOURCE: MSA Consulting, Inc. - 2022; Meridian Consultants - 2022

FIGURE 3



Land Use Map



SOURCE: MSA Consulting, Inc. - 2022; Meridian Consultants - 2022

FIGURE 4



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.

<input type="checkbox"/>	Aesthetics	<input checked="" type="checkbox"/>	Agriculture and Forestry	<input checked="" type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input checked="" type="checkbox"/>	Energy Resources
<input checked="" type="checkbox"/>	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Hazards and Hazardous Materials
<input checked="" type="checkbox"/>	Hydrology/Water Quality	<input checked="" type="checkbox"/>	Land Use Planning	<input type="checkbox"/>	Mineral Resources
<input checked="" type="checkbox"/>	Noise	<input checked="" type="checkbox"/>	Population and Housing	<input checked="" type="checkbox"/>	Public Services
<input checked="" type="checkbox"/>	Recreation	<input checked="" type="checkbox"/>	Transportation and Traffic	<input checked="" type="checkbox"/>	Tribal Cultural Resources
<input checked="" type="checkbox"/>	Utilities and Service Systems	<input checked="" type="checkbox"/>	Mandatory Findings of Significance		

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.

Kevin H. Snyder
Lead Agency Signature

07/15/2022
Date

Kevin H. Snyder, AICP, Director of Community Development
Printed Name

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 significant.

INITIAL STUDY CHECKLIST

1. Aesthetics

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The approximately 377-acre Project Site consists of vacant, undeveloped land that has been subject to a variety of previous disturbance, including historic agricultural activities and recent disking. There are no identified scenic vistas in the City.¹ Views of the San Jacinto and Santa Rosa Mountains to the west and south and the Little San Bernardino Mountains to the north are available from the site and surrounding area.² The proposed residential development would be similar in scale and character to the existing Sun City Shadow Hills Community located immediately east and south of the Project Site and would not obstruct available public views available from streets in the area to any greater degree than this existing development. For these reasons, impacts would be less than significant.

Further Study: No further study required.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Findings of Fact: The Project Site is located approximately 4.5 miles north of California State Route (SR) 111,³ which is an eligible State scenic highway without official designation.⁴ The nearest officially designated State scenic highway is US Route 62, approximately 25 miles to the northwest. The Project Site is flat and vacant with minimal vegetation as a result of the historic agricultural activities and recent disking. There are no trees, rock outcroppings, historic buildings, or other scenic resources on the Project Site. Impacts would be less than significant.

Further Study: No further study required.

1 City of Indio General Plan Update EIR Page 4.1-6-4.1-7.

2 City of Indio General Plan Update EIR Page 4.1-2, available at https://www.indio.org/your_government/development_services/gp2040/environmental_impact_report.htm.

3 Google Maps accessed May 2022, maps.google.com.

4 Department of Transportation, "California Scenic Highway Mapping System," accessed June 2018, http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

c. In nonurbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Findings of Fact: Surrounding land uses include single-family residential to the north; single-family residential and a golf course to the east and south; and Shadow Hills High School and single-family residential and vacant land to the west.

The Project Site is flat and vacant with minimal vegetation. The Specific Plan would permit development of single-family residential homes with recreational and community uses in the center of the Project Site. The proposed Project would change the existing visual character of the site by allowing the development of a residential community. The proposed residential development would be similar in scale and character to the existing Sun City Shadow Hills Community located immediately east and south of the Project Site. While the visual character of the Project Site would change with implementation of the proposed Project, this change would be consistent with existing surroundings. The Project would not substantially degrade the existing visual quality of the site or the surrounding area, and the impacts of the Project would be less than significant.

Further study: No further study required.

d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Findings of Fact: Existing sources of light in the area include light from the residential uses east of the Project Site across Madison Street, south across 40th Avenue, and north across 38th Avenue. Another source of nighttime light in the area includes the high school to the west and vehicle traffic on the streets surrounding the site.

Future development of the Project Site will introduce new sources of light typical of residential neighborhoods in the area. Although new sources of light would occur throughout the Project Site with new development, they would be consistent with existing surroundings, and would not be adversely affect day or nighttime views. The proposed Project would adhere to applicable City policies and regulations, including requiring shielding of lighting fixtures to prevent spillover onto surrounding properties. The Project would not create a new source of substantial light or glare and the impacts of the Project would be less than significant.

Further Study: No further study required.

2. Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
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 nonagricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: Portions of the Project Site are designated as Prime Farmland on the 2018 Important Farmland Map prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program.⁵ To qualify as Prime Farmland, the land must have been used for irrigated agricultural production at some time during the four years prior to the date of the Important Farmland Map and the soils must meet the physical and chemical criteria for Prime Farmland or Farmland of Statewide Importance as determined by the USDA Natural Resources Conservation Service (NRCS).⁶ The City's General Plan Update EIR (2019) identifies the site as fallow and for this reason, the Project Site may no longer meet the criteria to qualify as Prime Farmland.

The land surrounding the Project Site on the north, southeast, and west is primarily designated as Urban and Built-Up Land with small areas designated as Farmland of Local Importance to the south and Other Land to the south and west. While the site is not being actively used for agriculture, implementation of the Project would result in the permanent conversion of land currently identified as Prime Farmland to nonagricultural use.

Further Study: The significance of the conversion of the site to nonagricultural use will be evaluated in the Draft EIR.

5 California Department of Conservation (DOC), Division of Land Resource Protection, California Important Farmland Finder (2018), interactive map, accessed May 2022, <https://maps.conservation.ca.gov/dlrp/ciff/>.

6 California Department of Conservation (DOC), Division of Land Resource Protection, Prime Farmland and Farmland of Statewide Importance, accessed May 2022, https://www.conservation.ca.gov/dlrp/fmmp/Pages/prime_farmland_fmmp.aspx.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: The Project Site General Plan and Zoning designation is Suburban Neighborhood (SN; eight dwelling units per acre maximum), Residential Low (RL), and Village Core.⁷ The Project Site is not subject to a Williamson Act contract; it is designated as Non-Enrolled by the California Department of Conservation, Conservation Program Support.⁸ The land around the site is developed, and none of it is zoned for agriculture or subject to a Williamson Act Contract. No impacts would occur.

Further Study: No further study is needed.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
c. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: As defined by the Public Resources Code Section 12220(g),⁹ forestland is land that can support 10 percent native tree cover of any species under natural conditions and that allows for management of one or more forest resources. Given that there is minimal vegetative cover on the Project Site and the site is not zoned as forestland, the Project would not affect any forestlands as defined by the Public Resources Code.

A Timberland Production Zone is defined by the Government Code Section 51104(g)¹⁰ as an area that is zoned for the sole purpose of growing and harvesting timber. Because the Project Site does not contain any timber resources, nor is it zoned as timberland or timberland zoned Timberland Production, the Project would not conflict with timberland or Timberland Production areas. No impacts would occur.

7 City of Indio, General Plan Update, “Land Use Element.”

8 California Department of Conservation, Division of Land Resource Protection, Conservation Program Support, “Riverside County Williamson Act FY 2015/2016,” Sheet 2 of 3 (2016), ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Riverside_w_15_16_WA.pdf.

9 Public Resources Code (PRC), sec. 12220(g).

10 PRC, sec. 51104(g).

Further Study: No further study is needed.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
d. Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: As previously discussed, the Project Site is not defined as having forestland as defined in Public Resources Code Section 12220(g). Additionally, there is no forestland located in or near the Project Site. The Project would not result in the loss of forestland or result in the conversion of forestland to nonforest uses. No impacts would occur.

Further Study: No further study is needed.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to nonagricultural use, or conversion of forestland to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Project Site is currently designated as Prime Farmland by the California Department of Conservation, Farmland Mapping and Monitoring Program, which mapping has not been updated since 2018.¹¹ The land surrounding the Project Site is designated as Urban and Built-Up Land to the immediate north, southeast, and west with minor additional areas designated as Farmland of Local Importance to the south and Other Land to the south and west. However, no areas within the City are designated or zoned for agricultural use, and the City’s General Plan Update EIR (2019) identifies the site as fallow and, for this reason, the Project Site may no longer meet the criteria to qualify as Prime Farmland.¹²

Further Study: The potential of the Project to convert farmland to a nonagricultural use will be examined in the Draft EIR.

11 California Department of Conservation (DOC), Division of Land Resource Protection, California Important Farmland Finder (2018), interactive map, accessed May 2022, <https://maps.conservation.ca.gov/dlrp/ciff/>.

12 City of Indio General Plan Update EIR (2019), Figure 4.2-2–4.2-3.

3. Air Quality

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
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:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Project Site lies within the Salton Sea Air Basin, which includes the Coachella Valley portion of the County of Riverside and the entire County of Imperial. The Salton Sea Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD), is currently designated as being in nonattainment of federal air quality standards for 8-hour ozone and particulate matter (PM_{2.5}, PM₁₀), and as unclassified for the federal sulfur dioxide standard. The Air Basin is currently designated as being nonattainment of State air quality standards for ozone, PM_{2.5}, and PM₁₀, and as unclassified for State hydrogen sulfide and visibility-reducing particles standards. Areas where air pollution levels persistently exceed the State or national ambient air quality standards may be designated as nonattainment.

The Project would involve the development of a 377-acre site with up to 1,500 residential units. Construction and operation of the Project will result in an increase in stationary- and mobile-source air emissions associated with typical construction methods and required operational activities associated with residential development and land uses.

Further Study: Construction and operational air emissions will be quantified using the SCAQMD CalEEMod land use emissions computer model and will be reviewed in relation to SCAQMD significance thresholds in the Draft EIR to determine the significance of these emissions.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is nonattainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: Construction and operation of the proposed Project will result in the generation of air emissions. The Air Basin is currently in nonattainment of federal air quality standards for 8-hour ozone and particulate matter (PM_{2.5}, PM₁₀); unclassified for the federal sulfur dioxide standard; in nonattainment of State ozone, PM_{2.5}, and PM₁₀ standards; and unclassified for State hydrogen sulfide and visibility-reducing particles standards. Trenching, paving, and other activities associated with the construction of the Project have the potential to emit diesel particulates typical of construction activity.

Ongoing operations at the Project Site also have the potential to increase the emission of the specific pollutants mentioned above, including those for which the Air Basin is already in nonattainment of federal and state air quality standards. Implementation of the proposed Project could potentially contribute to air quality impacts that may also be cumulatively considerable with other related projects.

Further Study: The Draft EIR will examine the potential for Project-related emissions of criteria pollutants for which the Project area is currently in nonattainment and existing nonattainment status of the Coachella Valley.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
c. Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: There are existing residential uses surrounding the Project Site that would be sensitive to pollutant concentrations. Construction of the Project will generate pollutants. The potential concentrations of these pollutants have not been determined at this time.

Further Study: Construction pollutant concentrations will be quantified using the SCAQMD CalEEMod land use emissions computer model and will be reviewed in relation to SCAQMD significance thresholds in the Draft EIR to determine the significance of these pollutant concentrations.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: There are existing residential uses surrounding the Project Site that would be sensitive to odors. Construction of the Project has the potential to expose sensitive receptors to odors associated with construction. The proposed residential uses do not represent a potential source of odors or other emissions with the potential to affect residents located near the Project Site.

Further Study: The potential for construction of the Project to generate odors that could adversely affect existing residential uses around the site will be examined in the Draft EIR.

4. Biological Resources

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
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 Game or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Project Site is located adjacent to existing residential communities on the south and east and undeveloped land to the northeast. The City of Indio is a participant in the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and is a co-permittee for the permits issued in association with this plan. This plan was prepared for the Coachella Valley and surrounding mountains to address current and potential future State and federal Endangered Species Act issues in the plan area. The goal of the CVMSHCP is to continue to protect natural resources within the plan area by managing such resources and land uses that impact them, and to provide consistency and streamline permitting requirements with respect to protected species in the plan area. The Project Site is not located in an area designated for conservation in the CVMSHCP.

The site has been disturbed by historic agricultural activity and disking to control weed growth, and has limited potential to support native habitat. The surrounding development has also eliminated natural plant communities from the immediate area surrounding the Project Site. Due to history of disturbance of the site for agricultural activities and weed control, no native plant communities are expected to be present on the site. While the site is not expected to contain intact native plant communities, based on its location, the site may have a potential to support special-status wildlife species known to be present in the area.

Further Study: A biological resources study for the Project Site will be prepared to determine the potential for impacts to sensitive plant or wildlife species, and to evaluate the consistency of the Project with applicable goals and objectives of the CVMSHCP. Information from this study will be incorporated into the Draft EIR to assess the potential for significant impacts.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: The Project Site does not support any discernible drainage courses, inundated areas, wetland vegetation, or hydric soils that would be considered jurisdictional by the Corps, Regional Board, or CDFW, nor does it contain any other sensitive natural community identified in any local or regional plans, policies, or regulations.

Further Study: No further study needed.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: The Project Site does not contain any federally protected wetlands or water features as defined by Section 404 of the Clean Water Act.¹³ No impacts would occur.

Further Study: No further study is needed.

¹³ City of Indio General Plan Update EIR (2019), Page 4.4-10.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Project Site contains disturbed habitat that may be used by native wildlife species for local movement and nursery sites, but it is surrounded by developed areas and is not part of any identified wildlife corridor.¹⁴

Further Study: The potential for the site to affect wildlife movement and nursery sites will be examined in the Draft EIR.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: The City of Indio is a participant in the CVMSHCP and is a co-permittee for the permits issued in association with this plan. The Project Site is not located in any Conservation Area identified in the CVMSHCP, and the Project will pay the City’s Local Development Mitigation Fee (LDMF) collected to implement the CVMSHCP. No other local policies or ordinances protecting biological resources apply to the site. The Project is consistent with the CVMSHCP and, for this reason, no impacts will occur.

Further Study: No further study is needed.

¹⁴ City of Indio General Plan Update EIR (2019), Figure 4.4-3.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: As discussed above, the City of Indio is a participant in the CVMSHCP and is a co-permittee for the permits issued in association with this plan. This plan was prepared for the Coachella Valley and surrounding mountains to address current and potential future State and federal Endangered Species Act issues in the plan area. The goal of the CVMSHCP is to continue to protect natural resources within the plan area by managing such resources and land uses that impact them, and to provide consistency and streamline permitting requirements with respect to protected species in the plan area. The Project Site is not located in any conservation area identified in the CVMSHCP, and the Project will pay the City’s LDMF collected to implement the CVMSHCP.

Further Study: The consistency of the proposed Specific Plan with applicable goals and objectives in the CVMSHCP will be evaluated in the Draft EIR for informational purposes.

5. Cultural Resources

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Project Site is vacant and has been disturbed by historic agricultural use. No historic resources have been previously identified on the site. The City's General Plan EIR identifies the site and the surrounding area as having a high sensitivity for historic resources.¹⁵ Unidentified historic resources have the potential to be located below the portion of the site disturbed by past agricultural use. Typically, this plow zone includes the upper 5 feet of soil. As such, there is a possibility that previously unidentified historic resources could be present on the site.

Further Study: A cultural resources survey will be prepared that will determine the potential for intact historical resources. Information from this study will be incorporated into the Draft EIR to assess the potential for significant impacts.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Project Site has never been developed and is disturbed from historic agricultural use. The City's General Plan EIR identifies the site and the surrounding area as having a high sensitivity for archaeological resources.¹⁶ Unidentified archaeological resources have the potential to be located below the portion of the site disturbed by past agricultural use. As such, there is a potential to encounter subsurface archaeological resources during grading and construction of the Project.

Further Study: A cultural resources survey will be prepared that will determine the potential for intact archaeological deposits. Information from this study will be incorporated into the Draft EIR to assess the potential for significant impacts.

¹⁵ City of Indio General Plan Update EIR (2019), Figure 4.5-1.

¹⁶ City of Indio General Plan Update EIR (2019), Figure 4.5-1.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: Human remains are not expected on the Project Site. However, because only the upper portion of the site has been disturbed by agricultural activity, there is the potential for discovering subsurface remains during grading and construction activities.

Further Study: A cultural resources survey will be prepared that will determine the potential for human remains to be discovered. Information from this study will be incorporated into the Draft EIR to assess the potential significant impacts.

6. Energy

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The proposed Project would develop approximately 377 acres of previously undeveloped land with residential uses and would increase the demand for energy resources including electricity and natural gas, and fuel for vehicles used by residents and their guests. The proposed residential development would meet all applicable energy conservation standards and should not result in the wasteful, inefficient, or unnecessary consumption of energy resources for this reason.

Further Study: The Project’s energy consumption and compliance with existing energy standards will be evaluated in the Draft EIR to assess the potential for significant impacts.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The proposed residential development would meet all applicable energy conservation standards. The City’s Climate Action Plan (CAP) is a tool used to identify the sources of emissions in the community, including emissions from energy use, and the necessary steps to reduce emissions. The CAP also establishes citywide GHG reduction targets for 2030 and 2040 which represent the City’s contribution to the State’s effort to reduce GHG emissions.

Further Study: The consistency of the proposed Project with the goals, objectives, and policies in the Indio CAP will be evaluated in the Draft EIR to assess the potential for significant impacts.

7. Geology and Soils

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Project Site is located in a seismically active area of Southern California. Numerous faults and fault zones, including the San Andreas Fault Zone, are located throughout the Coachella Valley.¹⁷ There is a potential for adverse effects from seismic events.

Further Study: The potential for earthquake-related environmental hazards will be further evaluated in the Draft EIR. A summary of applicable policies pertaining to grading, excavation, and related activities, including those set forth by the California Building Code and the California Geological Survey, will be discussed. The potential for development of the proposed Project to expose people or structures to potentially substantial adverse effects from local and regional seismic events—including impacts associated with fault rupture, strong ground shaking, or seismically induced ground failure, such as liquefaction—and likely source(s) of such impacts will be identified.

¹⁷ California Institute of Technology, Southern California Earthquake Data Center, “Significant Earthquakes and Faults,” accessed June 2018, <http://scedc.caltech.edu/significant/>.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
b. Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Project Site contains sandy soils and the Coachella Valley experiences strong winds. Earthmoving activities associated with Project construction will further disturb soils, potentially leading to erosion and/or the loss of topsoil.

Further Study: The potential for the Project to affect soil erosion will be further analyzed in the Draft EIR.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: Landslide risks generally occur within mountainous or hilly terrain where steep slopes are present. The Project is located on a flat site and its location in the relatively flat Coachella Valley ensures that the site is not at risk of landslides. Lateral spreading, subsidence, liquefaction, and soil collapse are geologic phenomena associated with seismic activity. The Project Site is located in seismically active Southern California.¹⁸

Further Study: A geotechnical study of the site will be prepared, and the findings of this study will be incorporated in the Draft EIR. Based on the local soil characteristics and related site stability conditions, the ability of the site to support the proposed structures and infrastructure will be evaluated to determine potential impacts and appropriate mitigation measures.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹⁸ City of Indio, General Plan 2040, "Safety Element," 4-6.

Findings of Fact: Expansive soils are characterized as fine-grained, such as silts and clays, or soils with variable amounts of expansive clay minerals that can change in volume due to changes in water content. Collapsible soils typically occur in recently deposited soils that tend to be drier and more granular.

The Project Site consists of alluvium soil deposits that do not contain silts and clays.¹⁹ Impacts would be less than significant.

Further Study: No further study is needed.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: The Project Site will be connected to the existing sewer system serving the area. Use of septic tanks or alternative wastewater disposal systems are not proposed. No impacts would occur.

Further Study: No further study is needed.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Project Site is vacant and the upper portion has been disturbed by historic agricultural use of the site, and paleontological resources have not been previously identified on the site. However, the proposed Project Site is located in an area identified as having a high potential for sensitive paleontological resources and paleontological resources have the potential to be present below the disturbed portion of the site.²⁰ For this reason, there is a potential to encounter subsurface paleontological resources during grading and construction of the Project.

Further Study: A cultural resources survey will be prepared that will determine the potential for intact paleontological deposits. Information from this study will be incorporated into the Draft EIR to assess the potential for significant impacts.

19 City of Indio General Plan Update EIR (2019), Pages 4.6-6.

20 City of Indio General Plan Update EIR (2019), Figure 4.5-3.

8. Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Project will include the development of up to 1,500 residential units. Construction and operation of the Project will create greenhouse gas emissions.

Further Study: A quantified estimate of greenhouse gas emissions (GHG) emissions from the construction and occupancy and use of the Project will be generated using the SCAQMD CalEEMod land use emissions computer model. This estimate will include emissions of CO₂, methane, and other select GHGs converted to carbon dioxide equivalents (CO₂e) associated with development of the Project. The significance of these emissions will be evaluated in the Draft EIR.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The City of Indio has adopted a Climate Action Plan that addresses reducing GHG emissions in the City. The Southern California Association of Governments (SCAG) has adopted plans that relate to GHG emissions including the 2020-2045 Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS).

Further Study: A quantified estimate of GHG emissions from the construction and occupancy and use of the new planned facilities will be generated using the SCAQMD CalEEMod land use emissions computer model. This estimate will include emissions of CO₂, methane, and other select GHGs converted to CO₂e associated with development of the Project. The consistency of the Project with local, regional, state plans, policies, and regulations adopted for the purpose of reducing GHG emissions will be analyzed in the Draft EIR.

9. Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Project Site is located in the northwest portion of the City of Indio and is adjacent to existing residential development on the south, north, and east sides and a school to the west. The proposed residential uses will not involve the transport, use, and disposal of hazardous materials. No hazardous materials other than modest amounts of typical cleaning supplies and solvents used for residential housekeeping would be present at the Project site, and use of these substances would comply with Health and Safety Code Section 25501(o).

The construction of the proposed residential community will only involve the transport, use, and disposal of hazardous materials typically associated with grading and construction of site improvements and homes in accordance with City regulation. As a result, potential impacts are less than significant as neither the public nor the environment would be put at risk by standard residential construction practices as they relate to hazardous materials. Impacts would be less than significant.

Further Study: No further study is needed.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: As discussed above, construction of the proposed residential community will only involve the transport, use, and disposal of hazardous materials typically associated with grading and construction of site improvements and homes, and residential uses do not involve the use and handling of hazardous materials. Given that no hazardous materials would be associated with the proposed residential uses, it is not expected that Project implementation would create a significant hazard to the public or environment. Impacts would be less than significant.

Further Study: No further study is needed.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: Shadow Hills High School is located immediately west of the Project Site across Jefferson Street. The construction of the proposed residential community will only involve the transport, use, and disposal of hazardous materials typically associated with grading and construction of site improvements and homes in accordance with City regulation. The proposed residential uses will not involve the handling of hazardous substances or emit hazardous emissions. As a result, potential impacts are less than significant as the Project would not involve the handling of hazardous substances or emit hazardous emissions within one-quarter mile of an existing or proposed school.

Further Study: No further study is needed.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: Significant impacts would occur if the Project Site were included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Based on database review, the site is not included on any of these hazardous materials site lists.²¹ Impacts would be less than significant.

Further Study: No further study is needed.

²¹ California Department of Toxic Substances Control, EnviroStor, accessed May 2022, <https://www.envirostor.dtsc.ca.gov/public/>.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
e. For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: The closest airport to the Project Site is Bermuda Dunes Airport, a privately owned public use airport, located approximately 2.4 miles to the southwest. The Project Site is located within Bermuda Dunes Airport Land Use Compatibility Plan (ALUCP) Compatibility Zone E (other airport environs).²² The only use restriction in Compatibility Zone E is that structures need to be less than 100 feet in height to avoid creating a hazard to flight.²³ The Project will construct single-story residential homes less than 100 feet in height and would not create a hazard to flights or require review by the Airport Land Use Commission.²⁴ The Project Site is not located within the Bermuda Dunes Airport noise contours.²⁵ As such, the location of the Project would not result in a safety hazard or excessive noise for residents or employees in the Project area. No impacts would occur.

Further Study: No further study is needed.

22 City of Indio General Plan Update EIR (2019), Figure 4.8-3.

23 Riverside County Airport Land Use Compatibility Plan Policy Document, Chapter 2 Countywide Policies, Table 2A Basic Compatibility Criteria.

24 Riverside County Airport Land Use Compatibility Plan Policy Document, Chapter 2 Countywide Policies, Page 2-29.

25 City of Indio General Plan Update EIR (2019), Figure 4.12-2.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: Construction of the Project could require partial closures of portions of Jefferson Street, 40th Avenue, Madison Street, and 38th Avenue for short periods. Any partial closure of these roads would be temporary, would not occur simultaneously, and would be conducted in accordance with a construction management plan and under the supervision of construction personnel. The City has developed emergency operations plan to guide response to emergency situations.²⁶ Impacts on emergency evacuation south toward Interstate 10 would be less than significant.

Further Study: No further study is needed.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: According to the City of Indio General Plan Update EIR,²⁷ the Project Site and surrounding locations would not be affected by wildfires. Furthermore, the Project Site and surrounding locations are not in a Fire Hazard Severity Zone.²⁸ No impacts would occur.

Further Study: No further study is needed.

26 City of Indio General Plan Update EIR (2019), Pages 4.8-6–4.8-7.

27 City of Indio General Plan Update EIR (2019), Page 7-2.

28 Fire Hazard Severity Zones Maps, FHSZ Viewer, <https://egis.fire.ca.gov/FHSZ/> accessed May 2022.

10. Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Violate any water quality standards or waste discharge requirements or otherwise degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The regulatory programs administered by the Colorado River Basin Regional Water Quality Control Board (RWQCB) are designed to minimize and control discharges to surface and groundwater within the region, largely through permitting, to ensure that water quality standards are maintained. The Project Site is located in the Whitewater River Region of the Colorado River Basin. The City of Indio is co-permittee on permits issued by the RWQCB to the Riverside County Flood Control & Water Conservation District and County of Riverside. In accordance with these permits, the Project will comply with National Pollutant Discharge Elimination System (NPDES) requirements during construction and operations, including preparing and implementing of a Storm Water Pollution Prevention Plan (SWPPP) during construction.

The proposed Specific Plan will include grading and drainage master plans. The Project will allow the development of residential uses on the Project Site, which is currently undeveloped. The Project will be required to comply with the requirements of the NPDES General Construction Permit and Municipal Separate Storm Sewer System Permit, approved by the RWQCB to control urban runoff by incorporating effective Best Management Practices (BMPs) water quality control features into the design of the drainage system for the Project Site. No aspect of the proposed Project is expected to substantially degrade water quality.

Further Study: The consistency of the drainage master plan with applicable water quality permit standards; and the design, operation, and maintenance of the proposed project and any potential effects on water quality will be evaluated in the Draft EIR.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Coachella Valley Water District (CVWD) provides water to the City of Indio for residents within the Project Site and surrounding area. CVWD's water supplies include local groundwater in the Indio Subbasin and imported water from the Colorado River and California State Water Project. As

required by the Sustainable Groundwater Management Act (SGMA) for the Indio Subbasin, four local water agencies formed Groundwater Sustainability Agencies (GSAs): CVWD, Coachella Water Authority (CWA), Desert Water Agency (DWA), and Indio Water Authority (IWA). In 2016, the Indio Subbasin GSAs entered into a Memorandum of Understanding for collaborative management of the Indio Subbasin under SGMA. In December 2016, the Indio Subbasin GSAs submitted the 2010 Coachella Valley Water Management Plan (CVWMAP), accompanied by a 2016 Bridge Document prepared by the Indio Subbasin GSAs as an Alternative Plan to a Groundwater Sustainability Plan (GSP) for the Indio Subbasin. In July 2019, the State Department of Water Resources approved the 2010 CVWMP Update as an Alternative Plan as allowed by the SGMA. A draft update of this Alternative Plan was completed in September 2021. This Alternative Plan was developed in coordination with other parallel water planning efforts including the 2020 Coachella Valley Regional Urban Water Management Plan.

The Project would allow the development of up to 1,500 dwelling units that would increase demand for domestic water. CVWD will prepare a water supply assessment (WSA) as required by the California Water Code to provide information on the adequacy of available water supplies, including local groundwater resources, to meet the need for water for the Project.

Further Study: The Project water needs and potential impacts on groundwater supplies will be examined in the Draft EIR based on the CVWD WSA and other information.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Result in a substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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; or;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Project Site contains no stream or river features. The existing drainage patterns within the Project Site would be altered by grading the site in accordance with the master grading plan included in the proposed Specific Plan and there is a potential for erosion or siltation to occur during grading. Preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to control

erosion during construction will be required. The proposed Specific Plan will also include a master plan of drainage that will incorporate features to control potential sources of urban pollutants, including erosion and siltation, as required to meet the applicable water quality standards.

The existing drainage patterns within the Project Site would be altered by grading the site in accordance with the master grading plan included in the proposed Specific Plan and the development allowed by the Specific Plan would change the rate and amount of surface runoff generated within the Specific Plan Area.

The Project will be required to meet the City’s standard by retaining all stormwater from a 100-year-frequency storm (worst case of the 1-, 3-, 6-, or 24-hour duration) on site via on-site stormwater retention basin(s) or system(s) designed to the satisfaction of the City Engineer. Submittal of a hydrology/hydraulic report, prepared by a registered civil engineer in accordance with the *Riverside County Hydrology Manual*, is required to show how stormwater will be handled. Additionally, a Water Quality Management Plan will be required to be prepared and approved by the City Engineer prior to issuance of any grading permit(s).

The northeast portion of the Project Site is located within a 100-year flood hazard area and the southwest portion of the Project Site is located within a 500-year flood hazard area.²⁹ The proposed Specific Plan will include Grading and Drainage Master Plans that will result in removing the proposed homes from the floodplain.

Further Study: The consistency of the Master Drainage Plan with applicable water quality permit standards, the changes to drainage patterns and the amount and rate of runoff with the Specific Plan Area that would result from the Project, and the adequacy of the proposed Master Drainage Plan will be evaluated in the Draft EIR.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The proposed Project will generate standard urban pollutants that are typical of residential uses. The Project will be required to comply with the requirements of the NPDES General Construction Permit and Municipal Separate Storm Sewer System Permit, both as approved by the RWQCB to control urban runoff by preparing and implementing a SWPPP during construction, and incorporating effective Best Management Practices (BMPs) water quality control features into the design of the drainage system for the Project Site.

²⁹ City of Indio, *General Plan 2040*, “Chapter 10. Safety,” 10-8.

The Project site is not located in a tsunami or seiche zone. The northeast portion of the Project Site is located within a 100-year flood hazard area and the southwest portion of the Project Site is located within a 500-year flood hazard area.³⁰ The proposed Specific Plan will include Grading and Drainage Master Plans that will result in removing the proposed homes from the floodplain.

Based on these characteristics of the Project, impacts will be less than significant.

Further Study: The adequacy of the proposed Master Drainage Plan will be evaluated in the Draft EIR.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Project proposes the development of 1,500 dwelling units throughout the Specific Plan Area and will be served by CVWD. The Project will be required to comply with the requirements of the NPDES General Construction and Municipal Separate Storm Sewer System Permits approved by the RWQCB and, for this reason, would not conflict with the current water quality goals.

As required by the Sustainable Groundwater Management Act (SGMA) for the Indio Subbasin, four local water agencies formed Groundwater Sustainability Agencies (GSAs): CVWD, Coachella Water Authority (CWA), Desert Water Agency (DWA), and Indio Water Authority (IWA). In 2016, the Indio Subbasin GSAs entered into a Memorandum of Understanding for collaborative management of the Indio Subbasin under SGMA. In December 2016, the Indio Subbasin GSAs submitted the 2010 Coachella Valley Water Management Plan (CVWMP), accompanied by a 2016 Bridge Document prepared by the Indio Subbasin GSAs as an Alternative Plan to a Groundwater Sustainability Plan (GSP) for the Indio Subbasin. In July 2019, the State Department of Water Resources approved the 2010 CVWMP Update as an Alternative Plan as allowed by the SGMA. A draft update of this Alternative Plan was completed in September 2021. This Alternative Plan was developed in coordination with other parallel water planning efforts, including the 2020 Coachella Valley Regional Urban Water Management Plan.

The proposed Project will increase the demand for water resources managed by the CVWD. As discussed above, CVWD will prepare WSA as required by the California Water Code to provide information on the adequacy of available water supplies, including local groundwater resources, to meet the need for water for the Project.

³⁰ City of Indio, *General Plan 2040*, “Chapter 10. Safety,” 10-8.

Further Study: The consistency of the Project as proposed with applicable policies, plans, and programs addressing water quality and groundwater management will be evaluated in the Draft EIR.

11. Land Use and Planning

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Project Site is located in the northwest portion of the City surrounded to the north, east, and south by development with vacant parcels located northeast of the Specific Plan Area. Surrounding uses include residential neighborhoods and golf courses. Shadow Hills High School is located directly west of the central portion of the Specific Plan Area and pockets of residential and vacant parcels further west.

The Specific Plan Area is bordered by connector streets and represents a rural development site in the City in this regard. The City’s General Plan designates the site for Suburban Neighborhood (SN) uses which would be consistent with the pattern of surrounding land uses. The Desert Retreat Specific Plan is proposed to implement the City’s General Plan. Development of the site with the uses identified in the City’s General Plan would not physically divide the established pattern of development around the site. Impacts would be less than significant.

Further study: No further study is needed.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
b. Cause a significant environmental impact due to a conflict with applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The City of Indio General Plan designates the Project Site as Suburban Neighborhood (SN; eight dwelling units per acre maximum). The Desert Retreat Specific Plan is proposed to implement the City’s General Plan. The Project proposes up to 1,500 residential units on the 377-acre Project site, which results in a density of approximately four dwelling units per acre, less than the allowed maximum of eight dwelling units per acre.

Further Study: The consistency of the proposed Specific Plan with the goals, objectives, and policies in the Indio General Plan will be evaluated in the Draft EIR.

12. Mineral Resources

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Coachella Valley, including the surrounding hills and mountains to the north and south of the Project Site, contain known deposits of mineral resources, such as sands and gravel.³¹ However, these deposits are found within the entire desert floor and surrounding hills and mountains to the north and south of the Project Site and are not specific or unique to the Project Site. The Project Site is located in Mineral Resource Zone 1 (MRZ-1), which indicates that the potential for the site to contain mineral resources of value to the region are low.³² There are currently no mines or extraction sites within the City. Impacts would be less than significant.

Further Study: No further study is needed.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: As mentioned previously, the City of Indio General Plan indicates that mineral resources exist within the City’s Sphere of Influence but there are currently no mines or extraction sites in the City. Impacts would be less than significant.

Further Study: No further study is needed.

31 City of Indio General Plan Update, “Conservation + Open Space Element,” 69.

32 City of Indio General Plan Update EIR (2019), Pages 4.11-3.

13. Noise

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: Construction of the Project, including grading and construction of residential buildings, would generate noise on a temporary basis. After the site is developed, noise levels generated by the residential uses allowed by the Specific Plan would be consistent with the noise levels generated by surrounding residential uses.

Further Study: The potential for noise generated by construction of the proposed residential uses to affect surrounding land uses will be evaluated in the Draft EIR.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: Construction activities can generate varying degrees of ground vibration depending on the construction procedures and construction equipment used. Residential and other noise sensitive uses located around the Specific Plan Area may experience a temporary increase in groundborne vibration and noise. The proposed uses are consistent in character and intensity with surrounding uses, and will not include any facilities or equipment that will generate excessive groundborne vibration or noise levels.

Further Study: Noise monitoring will be conducted on and around the Project Site to determine ambient noise levels. Noise levels generated by construction activities will be estimated for each phase of project development, including grading and site preparation, and building construction. Noise levels will be compared to City of Indio standards to determine whether significant impacts would occur.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: The Project Site is not within two miles of a public airport or public use airport, nor within the vicinity of a private airstrip. The nearest airport to the Project Site is the Bermuda Dunes Airport located approximately 2.4 miles to the southwest. The Project Site is not located within the Bermuda Dunes Airport noise contours.³³ As such, the location of the Project would not result in excessive noise for residents or employees in the Project area. No impacts would occur.

Further Study: No further study is needed.

33 City of Indio General Plan Update EIR (2019), Figure 4.12-2.

14. Population and Housing

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Project proposes development of up to 1,500 homes on a site designated for development of residential uses by the Indio General Plan. The surrounding area is generally developed on the south, north, and east sides of the Project Site. With urban infrastructure available in the streets bordering the Specific Plan Area, the proposed project would not extend roads or other infrastructure, such as water or sewer lines, to any currently unserved areas.

The proposed Project would develop an Active Adult Community. These age restricted households would have a smaller average household size than the rest of the City. While the proposed residential uses would directly result in the population growth in the area, the population growth from the Project is consistent with what is allowed by the current Suburban Neighborhood General Plan designation as analyzed in the City’s General Plan EIR. The average household size for the proposed Project and direct population growth will be lower than that forecasted by the City’s General Plan EIR. For these reasons, the Project would not result in substantial population growth not anticipated for in the City’s General Plan.

Further Study: No further study is needed.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: The Project Site is vacant and the Project would not, therefore, displace any existing housing units or people on the site. No impacts would occur.

Further Study: No further study is needed.

15. Public Services

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Project would allow the development of up to 1,500 homes, which would increase the demand for public services. As the Project would provide homes for residents aged 55 and above, the Project would not generate additional students that could affect school facilities. The Project will include private recreational facilities, including a pool, tennis and pickleball courts, and community meeting rooms, which will reduce the demand from residents for certain types of park facilities.

Further Study: The need for additional public service facilities to meet the demands generated by the proposed Project will be evaluated in Draft EIR.

16. Recreation

	Potentially Significant Impact	Less than Significant with Project Mitigation	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Project will provide homes for residents aged 55 and above and the resulting smaller household sizes will reduce the demand on existing park facilities. The Project will include the provision of a new private recreation facilities as described above for use by residents and visitors. These facilities will reduce the demand from residents on neighborhood and community park and recreation facilities. Due to the characteristics of the Project, impacts will be less than significant.

Further Study: No further study needed.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Project will include the construction of a new private recreational facility to serve residents and their guests.

Further Study: The potential impacts from construction of the proposed recreation facilities will be evaluated in the Draft EIR.

17. Transportation and Traffic

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Conflict with an applicable plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The City has adopted plans, ordinances, and policies addressing the performance of the circulation system in the City. The Riverside County Transportation Commission has also adopted a Congestion Management Program that includes performance standards for major transportation corridors in the County.

The Project would generate traffic during construction and after construction from occupancy of the proposed homes. The traffic generated by the Project could affect the performance of circulation system in the area.

Further Study: A traffic study will be prepared to evaluate the consistency of the Project with applicable transportation plans.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: CEQA Guidelines Section 15064.3, subdivision (b) states that land use projects that result in vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact. CEQA Guidelines Section 15064.3, subdivision (b), also states that transportation projects that reduce, or have no impact on, VMT should be presumed to cause a less than significant transportation impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor, as is the Proposed Project, should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.

Further Study: A traffic study will be prepared to evaluate the potential significant impacts of the proposed Project on VMT.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The proposed Specific Plan identifies access points on the surrounding streets at appropriate locations that would not create any hazards and the proposed residential uses are consistent with surrounding uses. The proposed Project may include the construction of a roundabout for the primary entry on 40th Avenue, if approved by the City and Fire Department.

Further Study: The potential for the Project to increase hazards due to the design of the proposed streets and entries will be evaluated in the Draft EIR.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: Access to the Specific Plan Area is proposed from the major streets bordering the site. The proposed Specific Plan would not result in inadequate emergency access to the site and would not impede existing emergency access to the existing surrounding uses. Impacts would be less than significant.

Further Study: No further study is needed.

18. Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 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:				
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 Section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The Project Site is vacant and has been disturbed by historic agricultural use. No tribal cultural resources have been previously identified on the site. The City's General Plan EIR identifies the site and the surrounding area as having a high potential for sensitive paleontological resources.³⁴ Unidentified tribal cultural resources have the potential to be located below the portion of the site disturbed by past agricultural use. Typically, this plow zone includes the upper 5 feet of soil. As such, there is a possibility that previously unidentified tribal cultural resources could be present on the site.

On August 4, 2021, the Native American Heritage Commission (NAHC) was contacted, and a Sacred Land Files (SLF) search was requested. A response was received from NAHC on August 30, 2021, stating that the results of the SFL search were negative. However, the absence of specific site information from the SLF does not indicate the absence of tribal cultural resources within the Project area.

Further Study: A cultural resources assessment of the Specific Plan Area will be completed for the Draft EIR and tribal consultation pursuant to Assembly Bill (AB) 52 will be conducted.

³⁴ City of Indio General Plan Update EIR (2019), Figure 4.5-3.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
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 Section 5024.1. In applying the criteria set forth in subdivision (d) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: As discussed above, the Project Site is vacant and has been disturbed by historic agricultural use. No significant tribal cultural resources have been previously identified on the site. The City’s General Plan EIR identifies the site and the surrounding area as having a high potential for sensitive paleontological resources.³⁵ Unidentified significant tribal cultural resources have the potential to be located below the portion of the site disturbed by past agricultural use. Typically, this plow zone includes the upper 5 feet of soil. As such, there is a possibility that previously unidentified significant tribal cultural resources could be present on the site.

Further Study: A tribal consultation process with relevant Native American tribes will be completed for the Specific Plan Area and the Draft EIR.

35 City of Indio General Plan Update EIR (2019), Figure 4.5-3.

19. Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: Development of the Project would increase demand for water service, wastewater conveyance, and treatment within CVWD service boundaries, electrical service within IID boundaries, and natural gas services within Southern California Gas Company (SoCal Gas) boundaries that may require additional facilities.

Further Study: The need for additional facilities and an assessment of the potential impacts of constructing these facilities will be evaluated in the Draft EIR.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

The Project would allow the development of up to 1,500 dwelling units that would increase demand for domestic water.

As required by Section 15155 of the CEQA Guidelines and the California Water Code, the City has requested that CVWD prepare a water supply assessment (WSA) to provide information on the adequacy of available water supplies, including local groundwater resources, to meet the need for water for the Project.

Further Study: The Draft EIR will evaluate the sufficiency of available water supplies to meet the needs of the proposed Project based on the WSA that will be prepared by CVWD.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
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 project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

CVWD provides wastewater treatment services in the City of Indio. The proposed Project will generate wastewater that will be treated at CVWD water reclamation plants.

Further Study: The amount of wastewater that will be generated by the uses that would be allowed by the proposed Specific Plan will be estimated and compared against the available capacity at the CVWD water reclamation plant that will treat this wastewater.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: Burrtec Waste and Recycling Services provides solid waste collection services in the City. Riverside County Waste Management Department (RCWMD) is responsible for the efficient and effective landfill disposal of nonhazardous county waste. Solid waste generated in the City is collected and taken to the Burrtec-operated Indio/Coachella Valley Waste Transfer Station in the City of Coachella before deposit in an area landfill.³⁶ Construction and operation of the Project would generate additional solid waste materials.

Further Study: The Draft EIR will evaluate the adequacy of current landfill capacity based on an estimate of the amount of solid waste the proposed uses would generate.

³⁶ City of Indio General Plan Update EIR (2019), Pages 4.16-9.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The proposed residential uses will generate typical solid waste generated within the City and collected and disposed of at landfills operated by Riverside County, in accordance with applicable regulations. Impacts would be less than significant.

Further Study: No further study is needed.

20. Wildfire

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: According to the City of Indio General Plan Update EIR,³⁷ the Project Site and surrounding locations would not be affected by wildfires. The Project Site and surrounding locations are not in a Fire Hazard Severity Zone.³⁸ Furthermore, the Project would not impair the use of other rights of way. Therefore, adopted emergency response plans or emergency evacuation plans would not be substantially impaired. As such, no impacts would occur.

Further Study: No further study is needed.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: The Project Site is topographically flat and is not located in or near state responsibility areas, nor lands classified as very high fire hazard severity zones.³⁹ In addition, the Project Site is not identified by the City as being located within an area susceptible to fire hazards.⁴⁰ As such, no impacts would occur.

Further Study: No further study is needed.

37 City of Indio General Plan Update EIR (2019), Page 7-2.

38 Fire Hazard Severity Zones Maps, FHSZ Viewer, <https://egis.fire.ca.gov/FHSZ/> accessed May 2022.

39 Fire Hazard Severity Zones Maps, FHSZ Viewer, <https://egis.fire.ca.gov/FHSZ/> accessed May 2022.

40 City of Indio General Plan Update EIR (2019), Page 7-2.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: The Project Site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones.⁴¹ In addition, the Project Site is not identified by the City as being located within an area susceptible to fire hazards.⁴² The Project would utilize existing roadway and utility infrastructure to connect to the proposed residential development. As such, no impacts would occur.

Further Study: No further study is needed.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact: The Project Site is not located in or near state responsibility areas, nor lands classified as very high fire hazard severity zones.⁴³ In addition, the Project Site is not identified by the City as being located within an area susceptible to fire hazards.⁴⁴ The Project site and surrounding areas are located on relatively flat portions of the floor of the Coachella Valley and is not located downslope or downstream of any hillside areas. For these reasons, no impacts will occur.

Further Study: No further study is needed.

41 Fire Hazard Severity Zones Maps, FHSZ Viewer, <https://egis.fire.ca.gov/FHSZ/> accessed May 2022.

42 City of Indio General Plan Update EIR (2019), Page 7-2.

43 Fire Hazard Severity Zones Maps, FHSZ Viewer, <https://egis.fire.ca.gov/FHSZ/> accessed May 2022.

44 City of Indio General Plan Update EIR (2019), Page 7-2.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Project Mitigation	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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: As addressed above, the Specific Plan Area consists of 377 acres of undeveloped land. The site has the potential to support sensitive plant and wildlife species, most of which are covered by the CVMSHCP. There is a potential that previously unidentified cultural resources could be present on the site. Biological and cultural resource studies of the Specific Plan Area will be completed and incorporated into the Draft EIR to evaluate the potential significant impacts of the Project on any resources determined to be present within the Specific Plan Area.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
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.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The construction and operation of the Project, in conjunction with other related projects, has the potential to result in cumulative impacts. This topic will be evaluated in the Draft EIR.

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
c. Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: The proposed uses will be compatible with existing and planned surrounding uses; for this reason, the construction and operation of the proposed Project does not have the potential to result in substantial adverse effects. Impacts would be less than significant.