# 8-Lot Subdivision
## VIA FLORENCIA & VIA JOSEFINA
## TTM 38447
## Initial Study and Mitigated Negative Declaration

**Lead Agency:**
**City of Rancho Mirage**
**69-825 Highway 111**
**Rancho Mirage, California 92270**

**Prepared by:**
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**HACIENDA HEIGHTS, CALIFORNIA 91745**

**December 2023**

# ENVIRONMENTAL INITIAL STUDY
## 8-Lot Subdivision

| | |
|---|---|
| **Project Title:** | 8-Lot Subdivision |
| **City Project No:** | Tentative Tract Map Case No. TTM22-0006 & Environmental Assessment Case No. EA22-0008 for Tentative Tract Map 38447 |
| **Lead Agency Name and Address:** | City of Rancho Mirage<br>69-825 Highway 111<br>Rancho Mirage, California 92270<br>Phone: (760) 328-2266 |
| **Applicant:** | Lucy Duran<br>35355 Via Josefina<br>Rancho Mirage, CA 92270 |
| **Contact Person:** | Pilar Lopez – Senior Planner |
| **Phone Number:** | (760) 328-2266 |
| **Project Location:** | Southwest corner of the intersection of Via Florencia and Via Josefina in the City of Rancho Mirage, California (Township 4 South, Range 6 East, Section 30, USGS Cathedral City, California Quadrangle, 1956). |
| **Accessor Parcel Number:** | 685-100-012 |
| **Project Area:** | ±5.04 Acres |
| **General Plan Designation:** | Very Low Density Residential (R-L-2) |
| **Zoning Designation:** | Very Low Density Residential (R-L-2) |

# CHAPTER 1: PROJECT DESCRIPTION

## PROJECT OVERVIEW

The City of Rancho Mirage is reviewing an application that would involve the construction of an eight-lot residential development within the 5.04-acre project site. The proposed development would connect to a new 8-inch sewer line and an existing 7-inch water line in Via Florencia.

## PROJECT LOCATION

The proposed project site is located in the northeastern portion of the City of Rancho Mirage. The City is located in the eastern portion of Riverside County within the Coachella Valley area. Rancho Mirage is generally bounded on the north by Thousand Palms and Cathedral City; on the east by Palm Desert; on the south by Palm Desert and unincorporated Riverside County; and on the west by Cathedral City. Regional access to the City of Rancho Mirage is provided by the Interstate 10 (I-10) Freeway which extends across the northernmost portion of the City. The I-10 Freeway is located approximately 1.2 miles northeast of the project site. The location of Rancho Mirage, in a regional context, is shown in Exhibit 1. A citywide map is provided in Exhibit 2.

The proposed project site is located on the southwest corner of Via Florencia and Via Josefina in the City of Rancho Mirage. The address of the existing residence on the property is 35335 Via Josefina. The corresponding Assessor Parcel Number (APN) is 685-100-012. The proposed project's latitude and longitude is 37.791786, -116.399483. A local vicinity map is provided in Exhibit 3.

## ACCESS AND PARKING

The individual units would be arranged around the proposed cul-de-sac roadway. Each unit would be provided with an enclosed garage that would accommodate three vehicles. The driveway apron would accommodate an additional two vehicles. The entry way would be gated and would have a curb-to-curb width of 60 feet (30-feet for the ingress travel land and 30-feet for the egress travel lane). The internal roadway would have a curb-to-curb width of approximately 37-feet. The internal roadway is referred to as "Lot A" on the site plan.

## UTILITIES

Imperial Irrigation District (IID) would provide electricity to the project site. Natural gas service is provided by the Southern California Gas Company. Currently, the northernmost portion of the project site is occupied by an older single-family residence that is in in a poor state of repair and does not use electricity or natural gas. There are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure located on-site. The proposed development would connect to a new 8-inch sewer line and an existing 7-inch water line in Via Florencia. Groundwater is the primary source of domestic water supply in the Coachella Valley. The Coachella Valley Water District (CVWD) is the largest provider of potable water in the valley and currently provides potable water in the project vicinity. CVWD operates 6 water reclamation plants and maintains more than 1,000 miles

of sewer pipelines and more than 30 lift stations that transport wastewater to the nearest treatment facility and nearly 6.3 billion gallons of wastewater is treated yearly. In addition, wastewater generated by the Project will be conveyed to CVWD Wastewater Reclamation Plant Number 10 in Palm Desert (WRP-10). Per the 2015 CVWD Urban Water Management Plan, WRP-10 has a capacity to treat 18 million gallons per day (MGD). Solid waste disposal and recycling services for the City of Rancho Mirage is provided by Burrtec. Solid waste and recycling collected from the proposed project will be hauled to the Edom Hill Transfer Station. Waste from this transfer station is then sent to a permitted landfill or recycling facility outside of the Coachella Valley. These include Badlands Disposal Site, El Sobrante Sanitary Landfill and Lamb Canyon Disposal Site.

The proposed site plan is illustrated in Exhibit 5. The project is summarized below in Table 1.

**Table 1**
**Project Summary (Building & Lot Characteristics)**

| Lot | Description | Lot Area |
|---|---|---|
| Lot 1 | Single-Family Residential Unit | 18,000 sq. ft. |
| Lot 2 | Single-Family Residential Unit | 18,000 sq. ft. |
| Lot 3 | Single-Family Residential Unit | 18,144 sq. ft. |
| Lot 4 | Single-Family Residential Unit | 20,772 sq. ft. |
| Lot 5 | Single-Family Residential Unit | 18,693 sq. ft. |
| Lot 6 | Single-Family Residential Unit | 18,217 sq. ft. |
| Lot 7 | Single-Family Residential Unit | 18,000 sq. ft. |
| Lot 8 | Single-Family Residential Unit | 18,000 sq. ft. |
| Lot A | Internal Roadway | 27,360 sq. ft. |
| Lot B | Via Florencia Dedication | 9,111 sq. ft. |
| Lot C | Via Josefina Right-of-Way | 19,957 sq. ft. |
| Lot D | Retention Basin | 9,829 sq. ft. |

Source: Maestro Engineering. *Proposed Site Plan TTM 38447. Sheet 1*. August 16, 2023.

## CONSTRUCTION CHARACTERISTICS

The construction for the proposed project is assumed to commence in January 2024 and would take approximately twelve months to complete. The key construction tasks that would occur are outlined in the paragraphs below.

- *Task 1 Demolition and Grading.* The existing onsite improvements would be removed, and the site would be graded and ready for construction. The typical heavy equipment used during this construction phase would include graders, bulldozers, offroad trucks, back-hoes, and trenching equipment. This task would require one month to complete.

- *Task 2 Site Preparation.* During this phase, the building footings, utility lines, and other underground infrastructure would be installed. The typical heavy equipment used during

this construction phase would include bulldozers, offroad trucks, back-hoes, and trenching equipment. This task would require one month to complete.

- *Task 3 Building Construction.* The new housing units would be constructed during this phase. The typical heavy equipment used during this construction phase would include offroad trucks, cranes, and fork-lifts. This task will take approximately eight months to complete.
- *Task 4 Paving and Finishing.* This concluding task would involve the paving and finishing. The typical heavy equipment used during this construction phase would include trucks, backhoes, rollers, pavers, and trenching equipment. The completion of this phase will take approximately two months to complete.

## ENVIRONMENTAL SETTING AND SURROUNDING LAND USES

The relatively level 5.04-acre site ranges from 310 feet above mean sea level (AMSL) to 320 feet AMSL. The northernmost portion of the project site is occupied by an older single-family residence that is in in a poor state of repair. The only mature trees located within the property are located in the yard areas of this residence. The remainder of the project site consists of both native and non-native shrubs and grasses. The site is dominated by creosote bush (Larrea tridentata). The site and the surrounding area are illustrated in Exhibit 4. Land uses and development located in the vicinity of the proposed project site are outlined below:

- *North of the project site: The future Via Florencia road right-of-way extends along the project site's north side.* Vacant undeveloped land is located further north. These parcels are designated as Very Low Density Residential (R-L-2).
- *East of the project site:* Via Josefina extends along the project site's east. Both undeveloped land and single-family homes are located along the east side of the aforementioned roadway. These parcels are designated as Low Density Residential (R-L-3).
- *South of the project site:* A single-family residential development abuts the project site's south side. These parcels are designated as Very Low Density Residential (R-L-2).
- *West of the project site:* Undeveloped land extends along the project site's west side. These parcels are designated as Very Low Density Residential (R-L-2).

An aerial photograph of the project site and the surrounding area is provided in Exhibit 4.

## DISCRETIONARY APPROVALS & OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

A Discretionary Action is an action taken by a government agency (for this project, the government agency is the City of Rancho Mirage) that calls for an exercise of judgment in deciding whether to approve a project. The following discretionary approvals are required:

- Approval of a Tentative Tract Map (TTM 38447); and,

- Approval of the Mitigated Negative Declaration (MND); and,
- The adoption of the Mitigation Monitoring and Reporting Program (MMRP).

All potentially interested tribes identified by the NAHC were also contacted pursuant to AB-52 for information regarding their knowledge of cultural resources that were within or near the project area. These groups include the Twenty-Nine Palms Band of Mission Indians, Twenty-Nine Palms, Agua Caliente Band of Cahuilla Indians, Augustine Band of Cahuilla Mission Indians, Cabazon Band of Mission Indians, Cahuilla Band of Indians, Los Coyotes Band of Mission Indians, Morongo Band of Mission Indians, Ramona Band of Cahuilla Mission, Soboba Band of Luiseno Indians, Santa Rosa Band of Mission Indians, and Torres Martinez Desert Cahuilla Indians. Three tribes (Agua Caliente Band of Cahuilla Indians, Morongo Band of Mission Indians, and Twenty-Nine Palms Band of Mission Indians) responded to the Tribal Consultation Letters from the City of Rancho Mirage. Morongo Band of Mission Indians and Twenty-Nine Palms Band of Mission Indians stated the project site is outside of their tribal area. Agua Caliente Band of Cahuilla Indians (ACBCI) states the project site is not within the ACBCI Reservation but it is within the Tribe's Traditional Use Area.

The Agua Caliente Band of Cahuilla Indians (ACBCI) Tribal Historic Preservation Office (THPO) requests the following mitigation measure:

> *Tribal Cultural Resources Mitigation Measure No. 1.* The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

There are currently no other public agencies whose approval is required at this time.

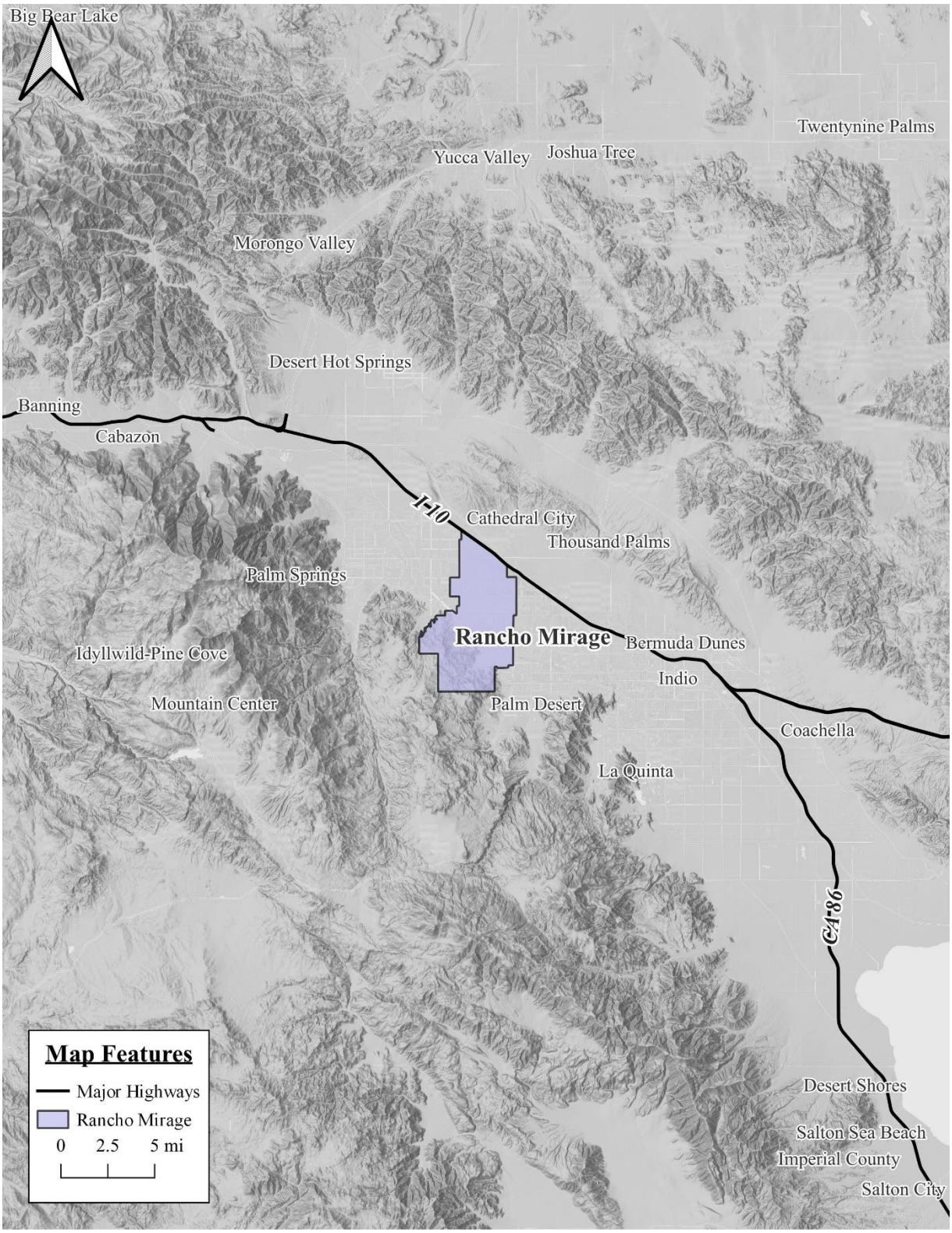


**Exhibit 1 Regional Map**
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

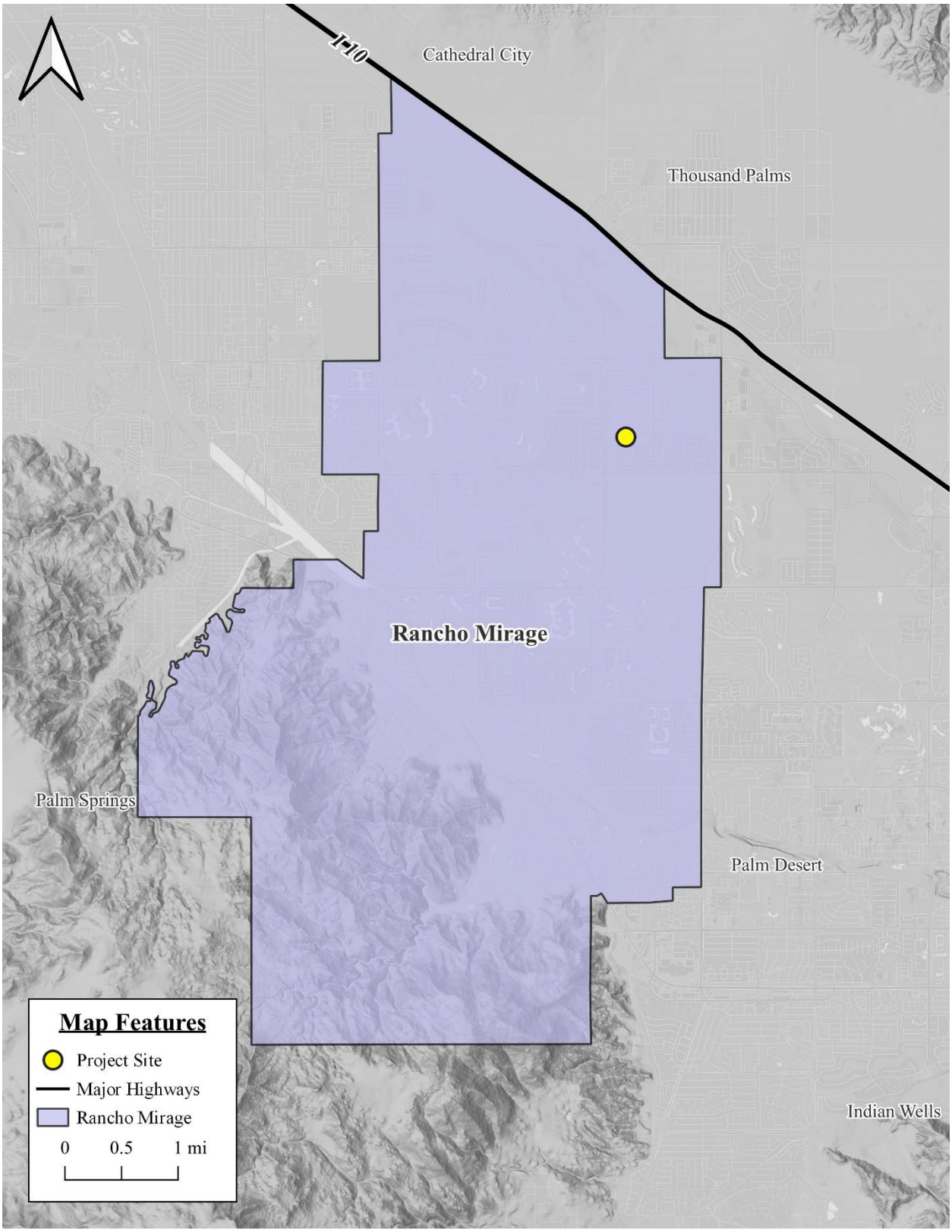


**Exhibit 2 Citywide Map**
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

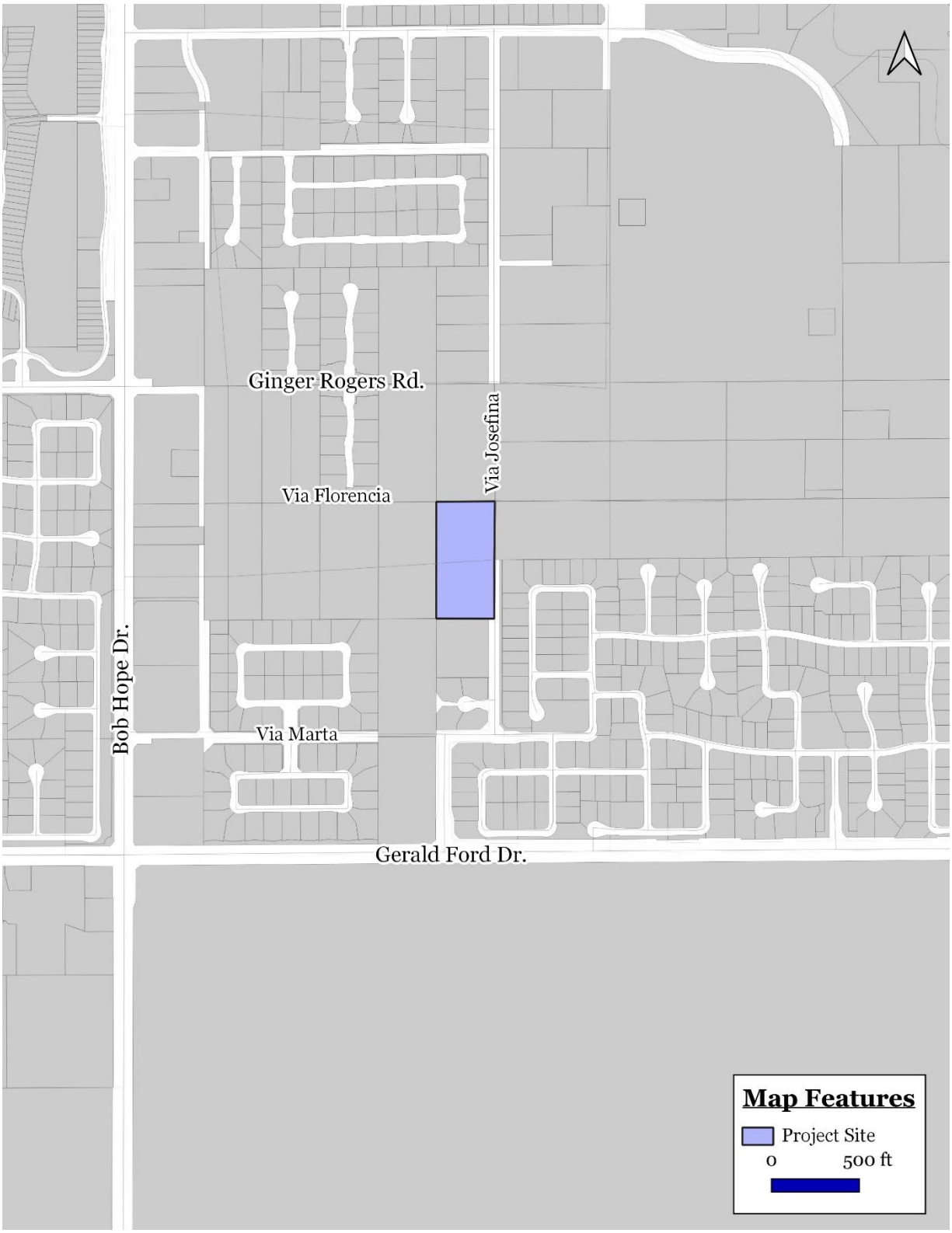


**Exhibit 3 Local Map**
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING


**Exhibit 4 Aerial Photograph**
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

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

# TENATIVE TRACT MAP 38447

AUGUST 16, 2023

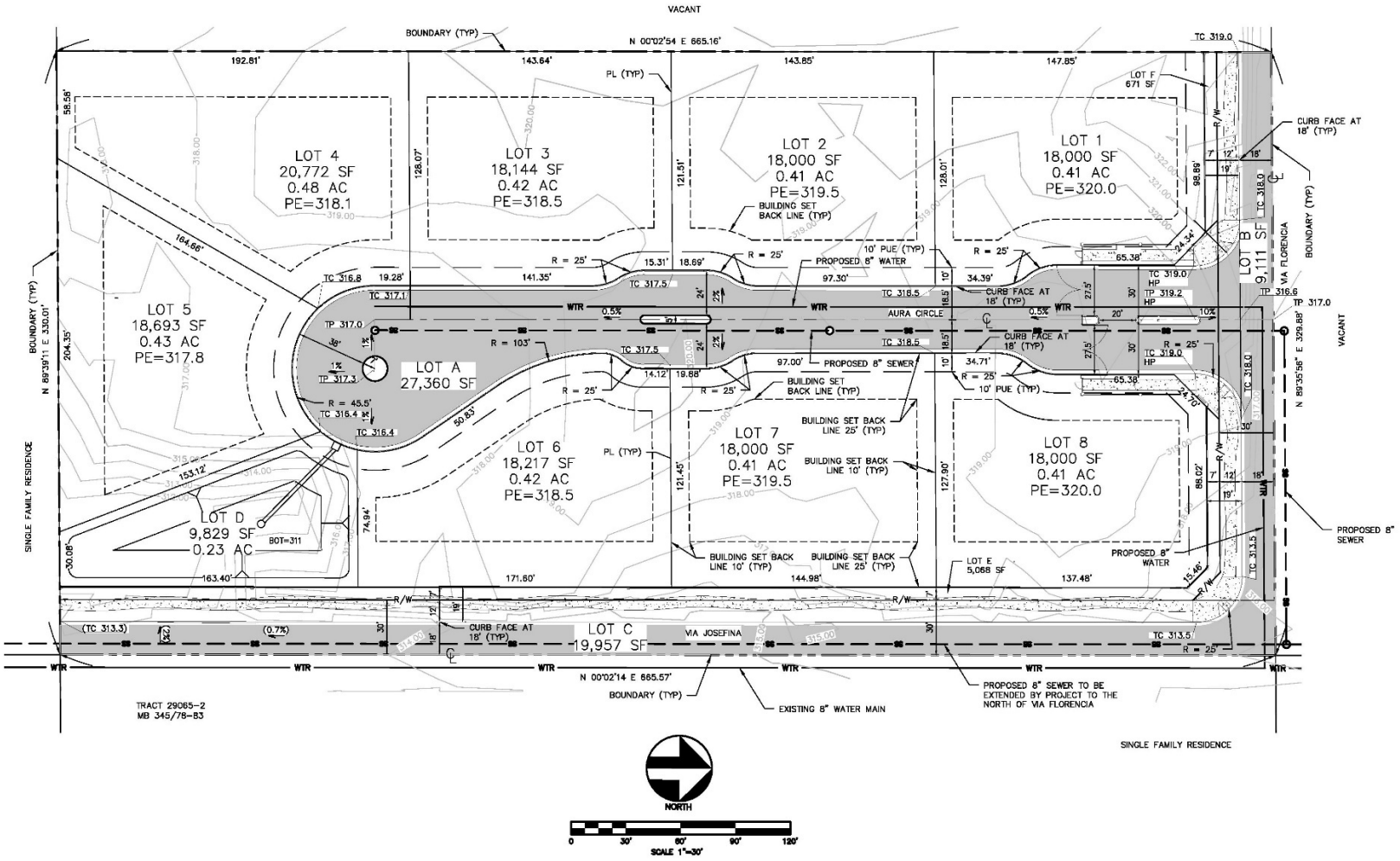


**Exhibit 5 Site Plan**

**SOURCE: MAESTRO ENGINEERING**

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# CHAPTER 2: ENVIRONMENTAL ANALYSIS AND DETERMINATION

## Environmental Factors Potentially Affected:

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

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

## Evaluation of Environmental Impacts:

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

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

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

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

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

12/14/2023

Pilar Lopez, Senior Planner — Date

City of Rancho Mirage

## Environmental Checklist and Discussion:

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

# 1 - AESTHETICS

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

**SOURCES:**
Maestro Engineering. *Proposed Site Plan TTM 38447. Sheet 1*. August 16, 2023.
Rancho Mirage, City of. *City of Rancho Mirage 2017 General Plan Update.* Adopted November 16, 2017.
Rancho Mirage, City of. *City of Rancho Mirage Municipal Code.* As amended 2023.

### 1.1 Setting

The evaluation of aesthetics and aesthetic impacts is generally subjective, and it typically requires the identification of key visual features in the area and their importance. The characterization of aesthetic impacts involves establishing the existing visual characteristics including visual resources and scenic vistas that are unique to the area. Visual resources are determined by identifying existing landforms (e.g., topography and grading), views (e.g., scenic resources such as natural features or urban characteristics), and existing light and glare characteristics (e.g., nighttime illumination). Changes to the existing aesthetic environment associated with the proposed project's implementation are identified and *qualitatively* evaluated based on the proposed modifications to the existing setting and the viewers' sensitivity. The project-related impacts are then compared to the context of the existing setting, using the threshold criteria discussed above.

The natural setting of the Rancho Mirage area is critical to its overall visual character and provides scenic vistas for the community. The Santa Rosa Mountains and the foothills (including the Indio Hills), provide a natural, scenic backdrop to the Rancho Mirage community. The Santa Rosa Mountains are part of the Santa Rosa and San Jacinto Mountains National Monument. The base of the aforementioned mountains is located just over 10 miles to the west of the project site. The San Bernardino Mountains are located to the north and east of the City (approximately 16 miles).

**1.2 Discussion of Impacts:**

## a) No Impact.

The proposed project would involve the construction of an eight-lot residential development within the 5.04-acre project site. The project site's General Plan and Zoning designation is Very Low Density Residential (R-L-2). The relatively level 5.04-acre site ranges from 310 feet above mean sea level (AMSL) to 320 feet AMSL. The northernmost portion of the project site is occupied by an older single-family residence that is in in a poor state of repair.

The natural setting of the Rancho Mirage area is critical to its overall visual character and provides scenic vistas for the community. The Santa Rosa Mountains provide a natural, scenic backdrop to the Rancho Mirage community. The Santa Rosa Mountains are part of the Santa Rosa and San Jacinto Mountains National Monument. The base of the aforementioned mountains is located just over 10 miles to the west of the project site. The foothills of the Santa Rosa Mountains along with the Indio Hills extend into the southern portion of the City. The San Bernardino Mountains are located to the north and east of the City (approximately 16 miles). The proposed development would not obstruct any significant views of the aforementioned mountains of the existing or future homes located to the east of the development site. Once developed, views of the aforementioned mountains would continue to be visible from the public right-of-way. As a result, no impacts would occur.

## b) No Impact.

According to the California Department of Transportation, none of the improved or unimproved roads located adjacent to the project site are designated as scenic highways. Highway 111, located approximately 3.26 miles to the southeast of the site, is considered to be an *Eligible State Scenic Highway*, though this roadway is not officially designated as such. According to the Rancho Mirage General Plan, Bob Hope Drive (located approximately 2,000 feet to the west of the site), is a *City-designated Scenic road*. In addition to the foregoing, the project property is currently absent of any historic buildings, structures or other former permanent improvements that would have any aesthetic value. The site's development would also facilitate the site's maintenance and rehabilitation. Lastly, the project site does not contain any buildings listed in the State or National registrar. As a result, no impacts would occur.

## c) No Impact.

There are no protected views in the vicinity of the project site (refer to Subsection A). In addition, the City does not have any zoning regulations or other regulations governing scenic quality other that the development standards for which the new residential units would conform to. As a result, no impacts would occur.

**d) Less Than Significant Impact.**

The nearest light sensitive receptors are the existing residential units located to the south of the project site. In addition, the properties located to the north, west, and east are zoned for future residential development. The project's lighting would be required to comply with Chapter 17.18.050 of the Rancho Mirage Municipal Code. The proposed project's lighting must be designed so as to prevent emissions of glare or light beyond the property line. All exterior lighting at the project site would be conditioned to be Dark-Sky compliant, in order to reduce the amount of light emitted at the project site at night. This would keep the night skies in the City of Rancho Mirage visible to residents and visitors. Riverside County Ordinance Number 655 regulates light pollution in the County. Ordinance No. 655 restricts the use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. The project would be required to comply to these County's standards. Since the proposed project would be required to adhere to both the City's and County's light and glare requirements, the impacts would be less than significant.

**1.3 Mitigation Measures:**

None required.

# 2 - AGRICULTURE AND FORESTRY RESOURCES

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

**SOURCES:**
California Department of Conservation, Division of Land Resource Protection, Farmland Mapping, and Monitoring Program. *California Important Farmland Finder*.
California Department of Conservation. *State of California Williamson Act Contract Land.*

## 2.1 Setting

The California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) was established in 1982 to track changes in agricultural land use and to help preserve areas of Important Farmland. It divides the state's land into eight categories of land use designation based on soil quality and existing agriculture uses to produce maps and statistical data. These maps and data are used to help preserve productive farmland and to analyze impacts on farmland. Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance are all Important Farmland and are collectively referred to as Important Farmland in this analysis. The highest rated Important Farmland is Prime Farmland. The California Land Conservation Act of 1965, or the Williamson Act, allows a city or county government to preserve agricultural land or open space through contracts with landowners. Contracts last 10 years and

are automatically renewed unless a notice of nonrenewal is issued.

The proposed project would involve the construction of an eight-lot residential development within the 5.04-acre project site. The common landscaped area would total 15,750 square feet. A retention basin would be located in the site's southeast corner and would consist of 9,829 square feet. The project site's General Plan and Zoning designation is Very Low Density Residential (R-L-2). The relatively level 5.04-acre site ranges from 310 feet above mean sea level (AMSL) to 320 feet AMSL. The northernmost portion of the project site is occupied by an older single-family residence that is in in a poor state of repair. The only mature trees located within the property are located in the yard areas of this residence. The remainder of the project site consists of both native and non-native shrubs and grasses. The site is dominated by creosote bush (Larrea tridentata). According to the California Department of Conservation, the project site and the adjacent properties do not contain any areas of Farmland of Statewide Importance, and no agricultural uses are located onsite or adjacent to the property.

**2.2 Discussion of Impacts:**

### a) No Impact:

According to the California Department of Conservation, the project site and the adjacent properties do not contain any areas of Farmland of Statewide Importance, and no agricultural uses are located onsite or adjacent to the property. According to the California Farmland Mapping and Monitoring Program the proposed project is located in a portion of Rancho Mirage designated as *Urban and Built-Up Land*. Urban and Built-Up Land is land that is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. The project site and the properties on all sides of the project are classified as Urban and Built-Up Land (the entire City of Rancho Mirage is primarily defined by Urban and *Built-Up Land* and land designated as *Other)*. The project site is not located in an area where the existing zoning promote agricultural uses or is otherwise classified as farmland. Therefore, the implementation of the proposed project would not involve the conversion of any prime farmland, unique farmland, or farmland of statewide importance to urban uses. *As a result, no impacts would occur*.

### b) No Impact:

The project site's General Plan and Zoning designation is Very Low Density Residential (R-L-2). The northernmost portion of the project site is occupied by an older single-family residence that is in a poor state of repair and there are no agricultural uses located within the site that would be affected by the project's implementation. According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract. As a result, no impacts on existing Williamson Act Contracts would result from the proposed project's implementation.

### c) No Impact:

There are no forest lands or timber lands located within or adjacent to the site. Furthermore, the site's existing zoning designation does not contemplate forest land or timber land uses. As a

result, no impacts will occur.

### d) No Impact:

No forest lands are located within the project site. The proposed use would be restricted to the site and would not affect any land under the jurisdiction of the BLM. As a result, no loss or conversion of forest lands to urban uses would result from the proposed project's implementation.

### e) No Impact:

The project would not involve the disruption or damage of the existing environment that would result in a loss of farmland to nonagricultural use or conversion of forest land to non-forest use because the project site does not contain any significant vegetation. As a result, no farmland conversion impacts would occur.

**2.3 MITIGATION MEASURES:**

None required.

# 3 - AIR QUALITY

| **AIR QUALITY** – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | **Potentially Significant Impact** | **Less Than Significant with Mitigation Incorporation** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☐ | ☒ |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | ☐ | ☐ | ☒ | ☐ |
| c) Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☐ | ☒ | ☐ |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | ☐ | ☐ | ☐ | ☒ |

**SOURCES:**
California Air Pollution Control Officers Association. *California Emissions Estimator Model*. Version 2020. (Used in Appendix A)
Rancho Mirage, City of. *City of Rancho Mirage 2017 General Plan Update.* Adopted November 16, 2017.
Rancho Mirage, City of. *City of Rancho Mirage Municipal Code.* As amended 2023.
South Coast Air Quality Management District. *Final 2016 Air Quality Management Plan*. Adopted March 2017.
South Coast Air Quality Management District. *Air Quality Analysis Handbook*. 1993.
Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016 2040.Demographics &Growth Forecast.* April 2016.
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2021-2023*. Sacramento, California, May 2023.

## 3.1 Setting

The proposed project would involve the construction of an eight-lot residential development within the 5.04-acre project site. The individual units would be arranged around the proposed cul-de-sac roadway. The project site's General Plan and Zoning designation is Very Low Density Residential (R-L-2).

The following criteria pollutants are evaluated in this ISMND:

- *Ozone ($O_3$)* is a nearly colorless gas that irritates the lungs, and damages materials and vegetation. Ozone is formed a by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon Monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain and is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.

- *Nitrogen Oxide ($NO_x$)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. $NO_x$ is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *Sulfur Dioxide* ($SO_2$) is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms.
- *$PM_{10}$ and $PM_{2.5}$* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily cause irritation.
- *Reactive Organic Gasses (ROG)* refers to organic chemicals that, with the interaction of sunlight photochemical reactions may lead to the creation of "smog."

Projects in the Salton Sea Air Basin (SSAB) generating construction-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of $PM_{10}$;
- 55 pounds per day of $PM_{2.5}$; or,
- 150 pounds per day of sulfur oxides.

A project would have a significant effect on air quality if any of the following operational emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of $PM_{10}$;
- 55 pounds per day of $PM_{2.5}$; or,
- 150 pounds per day of sulfur oxides.

**3.2 Discussion of Impacts:**

## a) No Impact:

The proposed project would involve the construction of an eight-lot residential development within the 5.04-acre project site. The individual units would be arranged around the proposed cul-de-sac roadway. The project site's General Plan and Zoning designation is Very Low Density Residential (R-L-2).

Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP). The most recent AQMP was adopted in 2016 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG). The AQMP will help the SCAQMD maintain focus on the air quality impacts of major projects associated with goods movement, land use, energy efficiency, and other key areas of growth. Key elements of the 2016 AQMP include enhancements to existing programs to meet the 24-hour $PM_{2.5}$ Federal health standard and a proposed plan of action to reduce ground-level Ozone. The primary criteria for pollutants that remain non-attainment in the local area include $PM_{2.5}$ and Ozone. Specific criteria to determine a project's conformity with the AQMP is defined in

Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria to determine a project's conformity with the AQMP.

The proposed Project is consistent with the assumptions underlying the AQMP and the 2003 Coachella Valley PM10 State Implementation Plan and will not conflict with or obstruct implementation of the applicable air quality plan. Projects that are consistent with the projections of employment and/or population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the SCAQMD growth projections, since the RTP/SCS forms the basis of the land use and transportation control portions of the SCAQMD. According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Rancho Mirage's population is projected to increase from the year 2020 figure of 18,600 to 25,000 in the year 2040, an increase of 6,400. The proposed 8-unit project would potentially result in 15 new residents assuming an average household size of 1.85 persons per unit derived from the most recent California Department of Finance. Therefore, the proposed project is not in conflict with the growth projections established for the City by SCAG. The project's construction emissions would be below the thresholds of significance established by the SCAQMD (the project's daily construction emissions are summarized in Table 2). In addition, the proposed project's long-term (operational) airborne emissions would be below levels that the SCAQMD considers to be a significant impact (refer to Table 3). As a result, no impacts would occur.

### b) Less Than Significant Impact:

According to the SCAQMD, any project is significant if it triggers or exceeds the SCAQMD daily emissions threshold identified previously and noted at the bottom of Tables 2 and 3. The proposed project's construction and operation would not lead to a violation of the above-mentioned criteria. The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEModV.2020.4.0). For air quality modeling purposes, a twelve-month period of construction for all construction phases was assumed.

**Table 2**
**Estimated Daily Construction Emissions (lbs./day)**

| Construction Phase | ROG | NOx | CO | SO2 | PM10 | PM2.5 |
|---|---|---|---|---|---|---|
| Maximum Daily Emissions | 9.18 | 13.91 | 14.21 | 0.26 | 7.77 | 3.98 |
| Daily Thresholds | 75 | 100 | 550 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |

California Air Pollution Control Officers Association. *California Emissions Estimator Model*. Version 2020.4.0. (Appendix A)

Long-term emissions refer to those air quality impacts that would occur once the proposed project has been constructed and is operational. These impacts would continue over the operational life of the project. The two main sources of operational emissions include mobile emissions and area emissions related to off-site electrical generation. The analysis of long-term operational impacts summarized in Table 3 also used the CalEEMod V.2020.4.0 computer model. The analysis summarized in Table 3 indicates that the operational (long-term) emissions would be below the SCAQMD daily emissions thresholds.

**Table 3**
**Estimated Operational Emissions in lbs./day**

| Emission Source | ROG | NOx | CO | SO2 | PM10 | PM2.5 |
|---|---|---|---|---|---|---|
| Maximum Daily Emissions | 2.64 | 0.45 | 6.87 | 0.02 | 1.17 | 0.77 |
| Daily Thresholds | 55 | 55 | 550 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |

California Air Pollution Control Officers Association. *California Emissions Estimator Model*. Version 2020.4.0. (Appendix A)

The analysis presented in Tables 2 and 3 reflects projected emissions that are typically higher during the summer months and represent a worse-case scenario. As indicated in Tables 2 and 3, the impacts are considered to be less than significant. In addition, the SCAQMD Rule Book contains numerous regulations governing various activities undertaken within the district. Among these regulations is Rule 403.2 – Fugitive Dust Control for the South Coast Planning Area, which was adopted in 1996 for the purpose of controlling fugitive dust. Adherence to Rule 403.2 regulations is required for all projects undertaken within the district. Future construction truck drivers must also adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes. Adherence to the aforementioned standard condition would minimize odor impacts from diesel trucks. Adherence to Rule 403 Regulations and Title 13 - §2485 of the California Code of Regulations would further reduce the potential impacts. As a result, the impacts would be less than significant.

### c) Less Than Significant Impact:

According to the SCAQMD, residences, schools, daycare centers, playgrounds, and medical facilities are considered sensitive receptor land uses. The project site's General Plan and Zoning designation is Very Low Density Residential (R-L-2). As indicated in the previous section (refer to Tables 2 and 3, the proposed residential development would not result in an exceedance of SCAQMD thresholds. As indicated in Table 4, the project is not anticipated to exceed construction LSTs for particulates. Further analysis of the CalEEMod worksheets indicated that the primary source of construction PM emissions is fugitive dust. Adherence to additional mandatory Rule 403 regulations would reduce fugitive dust emissions by approximately 50% to levels that are less than significant. Rule 403 requires that temporary dust covers be used on any piles of excavated or imported earth to reduce wind-blown dust. In addition, all clearing, earthmoving, or excavation activities must be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of fugitive dust.

**Table 4**
**Local Significance Thresholds Exceedance SRA 30 for 5 Acres of Disturbance (site is 5.04 acres)**

| Emissions | Maximum Emissions (lbs./day) | Type | Allowable Emissions Threshold (lbs./day) and a Specified Distance from Receptor (in meters) | | | | |
|---|---|---|---|---|---|---|---|
| | | | 25 | 5o | 100 | 200 | 500 |
| $NO_x$ | **0.45** | Operation | 172 | 165 | **176** | 194 | 244 |
| $NO_x$ | **13.9** | Construction | 172 | 165 | **176** | 194 | 244 |
| CO | **6.87** | Operation | 1,480 | 1,855 | **2,437** | 3,867 | 9,312 |
| CO | **14.21** | Construction | 1,480 | 1,855 | **2,437** | 3,867 | 9,312 |
| $PM_{10}$ | **1.17** | Operation | 4 | 10 | **15** | 23 | 49 |
| $PM_{10}$ | **0.63** | Construction | 14 | 42 | **60** | 97 | 203 |
| $PM_{2.5}$ | **0.77** | Operation | 2 | 3 | **4** | 8 | 25 |
| $PM_{2.5}$ | **3.98** | Construction | 7 | 10 | **15** | 30 | 103 |

California Air Pollution Control Officers Association. *California Emissions Estimator Model*. Version 2020.4.0. (Used in Appendix A)

The Coachella Valley is currently designated as a serious nonattainment area for PM10 (particulate matter with an aerodynamic diameter of 10 microns or less). The U.S. EPA-approved Coachella Valley $PM_{10}$ State Implementation Plan is in place with an attainment strategy for meeting the $PM_{10}$ standard. Some of the existing measures include the requirement of detailed dust control plans from builders that specify the use of more aggressive and frequent watering, soil stabilization, wind screens, and phased development to minimize fugitive dust. Appropriate air quality measures to prevent fugitive dust are required by the City's Fugitive Dust Control ordinance and plan implementation requirements, which are consistent with SCAQMD Rules 403 and 403.1 that apply to the Coachella Valley strategy for reducing fugitive dust emissions. Under the City's dust control regulations, a Local Air Quality Management Plan (LAQMP) must be prepared and approved prior to any earth-moving operations. Consistent with SCAQMD Rules 403 and 403.1, implementation of the Fugitive Dust Control Plan is required to occur under the supervision of an individual with training on Dust Control in the Coachella Valley. The plan would include methods to prevent sediment track-out onto public roads, prevent visible dust emissions from exceeding a 20-percent opacity, and prevent visible dust emissions from extending more than 100 feet (vertically or horizontally from the origin of a source) or crossing any property line.

The project's contractors must comply with other SCAQMD regulations governing equipment idling and emissions controls as well as mandatory SCAQMD regulations governing fugitive dust (Rule 403) and odors (Rule 1401). In addition, future truck drivers visiting the site during the project's construction must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes. These regulations would reduce particulate emissions by as much as 50%. As a result, the impacts would be less than significant.

### d) No Impact:

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass

molding. The proposed residential project would not result in the generation of any odors. In addition, construction truck drivers must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes. Furthermore, the project's contractors must adhere to SCAQMD rules and regulations that govern fugitive dust during site preparation which would significantly reduce the generation of fugitive dust. As a result, no odor-related impacts would occur.

**3.3 MITIGATION MEASURES:**

None required.

# 4 - BIOLOGICAL RESOURCES

| **BIOLOGICAL RESOURCES** – Would the project: | **Potentially Significant Impact** | **Less Than Significant with Mitigation Incorporation** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | ☐ | ☒ | ☐ | ☐ |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☐ | ☐ | ☒ |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☐ | ☐ | ☐ | ☒ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | ☐ | ☐ | ☒ |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☐ | ☐ | ☐ | ☒ |

**SOURCES:**
Rancho Mirage, City of. *City of Rancho Mirage 2017 General Plan Update.* Adopted November 16, 2017.
Rancho Mirage, City of. *City of Rancho Mirage Municipal Code.* As amended 2023.
RCA Associates, Inc. *Biological Resources Assessment*. November 22, 2022.

### 4.1 Setting

Sensitive biological resources include a variety of plant and animal species that are specialized and endemic to a particular habitat type. Due to loss of habitat, some of these species have been designated by either, or both, the federal and state government resource agencies as threatened or endangered. Species listed as threatened include those whose numbers have dropped to such low levels and/or whose populations are so isolated that the continuation of the species could be jeopardized. Endangered species are those with such limited numbers or subject to such extreme circumstances that they are considered in imminent danger of extinction. Other government agencies and resource organizations also identify sensitive species, those that are naturally rare and that have been locally depleted and put at risk by human activities. While not in imminent danger of jeopardy or extinction, sensitive species are considered vulnerable and can become candidates for future listing as threatened or endangered.

The relatively level 5.04-acre site ranges from 310 feet above mean sea level (AMSL) to 320 feet AMSL. The northernmost portion of the project site is occupied by an older single-family residence that is in in a poor state of repair. The only mature trees located within the property are located in the yard areas of this residence. The remainder of the project site consists of both native and non-native shrubs and grasses. The site is dominated by creosote bush (Larrea tridentata).

The proposed project would involve the construction of an eight-lot residential development within the 5.04-acre project site. The project site's General Plan and Zoning designation is Very Low Density Residential (R-L-2). The relatively level 5.04-acre site ranges from 310 feet above mean sea level (AMSL) to 320 feet AMSL. The northernmost portion of the project site is occupied by an older single-family residence that is in in a poor state of repair. The only mature trees located within the property are located in the yard areas of this residence. The remainder of the project site consists of both native and non-native shrubs and grasses. The site is dominated by creosote bush (Larrea tridentata).

The relatively flat site is approximately 94 meters above sea level and contains no slope. The vegetation community present on site supports a heavily disturbed sparse desert scrub habitat encompassing mainly native plants and some non-native grasses. The site contains a few species of plant which include the creosote bush (*Larrea tridentata*), Asian mustard (*Brassica tournefortii*), Schott's Dalea (*Psorothamnus schottii*), Flatspine burr ragweed (*Ambrosia acanthicarpa*) and cheatgrass (*Bromus tectorum*).

### 4.2 Discussion of Impacts:

#### a) Less Than Significant Impact With Mitigation:

The site supports a minimal amount of wildlife, with many of them being birds. The site supports a heavily disturbed desert scrub community which sparsely covers the property. Species present on the site included Tamarisk (*Tamarix*), creosote bush (*Larrea tridentata*), European heliotrope (*Heliotropium europaeum*), Puncture vine (*Tribulus terrestris*) and kelch grass (*Schismus barbatus*). Birds observed included ravens (*Corvus corax*), rock pigeon (*Columba livia*), mourning dove (*Zenaida macroura*), northern mocking bird (*Mimus polyglottos*) and house finch

(*Haemorhous mexicanus*). No mammals were seen during the November 2022 survey. Although the Antelope Ground squirrel (*Ammospermophilus leucurus*) was not present during the field investigation, we can assume they are in the area due to current conditions and population distributions. Other wildlife species that may occur on site include desert cottontails (*Sylvilagus audubonii*), California ground squirrels (*Otospermophilus beecheyi*), and Merriam's kangaroo rats (*Dipodomys merriami*) may also occur on the site given their wide-spread distribution in the region. No reptiles were observed on site during the November 2022 field investigations. However, some reptiles that may inhabit the site include the Western Whiptail Lizard *(Cnemidophorus tigris)* and Side-blotched lizard *(Uta stansburiana).*

There were no observations that indicated that a potential channel is present on the site. It is the opinion of RCA Associates, Inc. that no additional surveys would be required at this time. In addition, no sensitive habitats (e.g., sensitive species, critical habitats, etc.) have been documented in the immediate area according to the CNDDB and none were observed during the field investigations. The following are the listed and special status species that could occur on the project site. It is not a comprehensive list of all the species in the quad. This information has been taken from the California Natural Diversity Database and is using the most current version.

- *Desert Tortoise:* The site is located within the documented tortoise, a state and federal threatened species, habitat according to CNDDB (2022). The property supports no suitable habitat for the desert tortoise based on the location of the site in a developed area of Rancho Mirage. No tortoises were observed anywhere within the property boundaries during the November 15, 2022 surveys. The species is not expected to move onto the site in the near future based on the absence of any potential burrows or sign, absence of any recent observations in the immediate area, and the presence of busy roadways and developments in the immediate area which may act as barriers to migration of tortoises. The protocol survey results are valid for one year as per CDFW and USFWS requirements.

- *Burrowing Owl:* The site is located within documented burrowing owl habitat according to CNDDB (2022). No owls were seen on the property during the survey, and minimal suitable habitat was observed. Burrowing owls are not expected to occur on the site due to lack of suitable vegetation and burrows.

- *Coachella Valley fringe-toed lizard:* Coachella Valley fringe-toed lizard have not been recently observed in the area according to CNDDB (2022). The lizards are not expected to occur on the site due to its location being bordered by numerous developments and roadways that act as natural barriers to entry. The Coachella Valley fringe-toed lizard may be very infrequent in this specific area due to the area being highly developed and the amount of human traffic around the project.

Future development of the site would impact the general biological resources present on site, because most if not all of the vegetation would be removed during future construction activities. The site is expected to support very few wildlife species which would be impacted by development activities. Those species with limited mobility (i.e., small mammals and reptiles) would experience increases in mortality during the construction phase. However, more mobile species (i.e., birds,

large mammals) would be displaced into adjacent areas and would likely experience minimal impacts. Therefore, loss of about 5.0-acres of a relatively disturbed desert scrub habitat is not expected to have a significant cumulative impact on the overall biological resources in the region given the presence of similar habitat throughout the surrounding area. No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations.

No Federal or State-listed species were observed on the site during the field investigations which include the desert tortoise. In addition, there are no documented observations of these species either on site or in the immediate area. The site is not expected to support populations of the desert tortoise based on the absence of habitat, suitable burrows, or signs. The analysis of biological impacts determined that a pre-construction burrowing owl survey may be required by CDFW to determine if any owls have moved on to the site since the November 15, 2022 surveys. As stated in CDFW's *Staff Report on Burrowing Owl Mitigation*, the most effective method of completing a pre-construction survey (take avoidance survey) should be performed within 30 days of ground disturbance, followed by a final pre-construction survey within 24 hours of breaking ground.

Future development activities include the grading and removal of all vegetation from the 5.0-acre parcel; however, cumulative impacts to the general biological resources (plants and animals) in the surrounding area are expected to be negligible. This assumption is based on the habitat containing scarce vegetation of non-native species. The following mitigation measures should be considered:

- Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of Project-related ground disturbance. a. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged. b. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.
- A focused plant survey should be considered for all special status plant species that have the potential to occur on the site to be performed during the blooming season (April - June) to determine the potential environmental effects of the proposed projects on special status plants and sensitive natural communities following recommended protocols by the Department of Fish and Wildlife.

The above mitigation would reduce the impacts to levels that are less than significant.

**b) No Impact:**

No drainage channels were observed within the site boundaries. As a result, no impacts are anticipated.

**c) No Impact:**

No wetland areas or riparian habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations. As a result, no impacts are anticipated.

**d) No Impact:**

The site's utility as a habitat and a migration corridor is constrained by the presence of an adjacent roadway and the development that is present in the neighboring areas. As a result, no impacts are anticipated.

**e) No Impact:**

Future development of the site would impact the general biological resources present on site, because most if not all of the vegetation would be removed during future construction activities. The site is expected to support very few wildlife species which would be impacted by development activities. Those species with limited mobility (i.e., small mammals and reptiles) would experience increases in mortality during the construction phase. However, more mobile species (i.e., birds, large mammals) would be displaced into adjacent areas and would likely experience minimal impacts. Therefore, loss of about 5.0-acres of a relatively disturbed desert scrub habitat is not expected to have a significant cumulative impact on the overall biological resources in the region given the presence of similar habitat throughout the surrounding area. No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations. No Federal or State-listed species were observed on the site during the field investigations which include the desert tortoise. In addition, there are no documented observations of these species either on the site or in the immediate area. The site is not expected to support populations of the desert tortoise based on the absence of habitat, suitable burrows, or signs. As a result, no impacts would occur.

**f. No Impact:**

The proposed project's implementation would not be in conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans. *As a result, no impacts are anticipated.*

**4.3 Mitigation Measures:**

The analysis of biological impacts determined that the following mitigation measures would be required to reduce the project's impacts to levels that would be less than significant.

*Biological Resources Mitigation Measure No. 1.* Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section

3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of Project-related ground disturbance. a. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged. b. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.

*Biological Resources Mitigation Measure No. 2.* A focused plant survey should be considered for all special status plant species that have the potential to occur on the site to be performed during the blooming season (April - June) to determine the potential environmental effects of the proposed projects on special status plants and sensitive natural communities following recommended protocols by the Department of Fish and Wildlife.

# 5 - CULTURAL RESOURCES

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

**SOURCES:**
Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040.Demographics &Growth Forecast.* April 2016.
Rancho Mirage, City of. *City of Rancho Mirage 2017 General Plan Update.* Adopted November 16, 2017.
U. S. Department of the Interior, National Park Service. National Register of Historic Places. http://nrhp.focus.nps.gov. 2023.
CRM TECH. *Historical/Archaeological Resources Survey Report.* April 26, 2023.

## 5.1 Setting

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a General Plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements. Specific criteria include the following:

- Districts, sites, buildings, structures, and objects that are associated with the lives of significant persons in or past;
- Districts, sites, buildings, structures, and objects that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,
- Districts, sites, buildings, structures, and objects that have yielded or may be likely to yield, information important in history or prehistory.

Ordinarily, properties that have achieved significance within the past 50 years are not considered eligible for the National Register. However, such properties *would qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;

- Districts, sites, buildings, structures, and objects that are associated with events that have made a significant contribution to the broad patterns of our history;
- A building or structure removed from its original location that is significant for architectural value, or which is the surviving structure is associated with a historic person or event;
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life;
- A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- A property achieving significance within the past 50 years if it is of exceptional importance.

The relatively level 5.04-acre site ranges from 310 feet above mean sea level (AMSL) to 320 feet AMSL. The northernmost portion of the project site is occupied by an older single-family residence that is in in a poor state of repair. The only mature trees located within the property are located in the yard areas of this residence. The remainder of the project site consists of both native and non-native shrubs and grasses. The site is dominated by creosote bush (Larrea tridentata). The proposed project would involve the construction of an eight-lot residential development within a 5.04-acre (gross area) project site.

**5.2 Discussion of Impacts:**

## a) No Impact:

The proposed project would involve the construction of an eight-lot residential development within the 5.04-acre project site. The project site's General Plan and Zoning designation is Very Low Density Residential (R-L-2). The relatively level 5.04-acre site ranges from 310 feet above mean sea level (AMSL) to 320 feet AMSL. The northernmost portion of the project site is occupied by an older single-family residence that is in in a poor state of repair. The only mature trees located within the property are located in the yard areas of this residence. The remainder of the project site consists of both native and non-native shrubs and grasses. The site is dominated by creosote bush (Larrea tridentata). Historical sources consulted during this study yielded no evidence of any settlement or development activities in the project area throughout the historic period. In the surrounding area, the earliest such activities evidently took place in the early post-WWII period, when several scattered buildings appeared across much of Section 30 and along newly constructed roads, including the forerunner of present-day Via Florencia. Archival records indicate that these buildings were the results of a wave of five-acre homestead claims on public land under the provisions of the Small Tract Act of 1938, a practice that was widespread in the southern California desert region at the time. However, none of these so-called "jackrabbit homesteads" were found within the project area itself, which has remained vacant, undeveloped, and apparently unused to the present time despite accelerated growth in the surrounding area since the 1980s. The intensive-level field survey of the project area produced negative results for

potential "historical resources," and no buildings, structures, objects, site, or artifact deposits dating to the prehistoric or historic period were encountered throughout the course of the survey. Since the project's implementation would not impact any Federal, State, or locally designated historic resources, no impacts would occur.

**b) Less Than Significant Impact:**

On September 22, 2022, CRM TECH submitted a written request to the State of California Native American Heritage Commission (NAHC) for a records search in the commission's Sacred Lands File. The NAHC is the State of California's trustee agency for the protection of "tribal cultural resources," as defined by California Public Resources Code §21074 and is tasked with identifying and cataloging properties of Native American cultural value throughout the state. In the meantime, CRM TECH notified the nearby Agua Caliente Band of Cahuilla Indians of the upcoming archaeological field survey and invited tribal participation. The responses from the NAHC and the Agua Caliente Band are summarized in the remainder of this section.

On November 7, 2022, CRM TECH archaeologist Hunter O'Donnell carried out the field survey of the project area with the assistance of ACBCI archaeological technician Nicole Raslich, from the Tribal Historic Preservation Office. The survey was conducted at an intensive level by walking a series of parallel north-south transects at 15-meter (approximately 50-foot) intervals. In this way, the entire project area was systematically and carefully examined for any evidence of human activities dating to the prehistoric or historic period (i.e., 50 years or older). Ground visibility was excellent (95 to 100 percent) due to sparse vegetation over the majority of the project area.

According to EIC records, the project area had not been surveyed for cultural resources prior to this study, and no cultural resources had been recorded on or adjacent to the property. Within the one-mile scope of the records search, EIC records identify a total of 25 previous studies completed on various tracts of land and linear features between 1981 and 2018 (Fig. 5 of Appendix C – Cultural Report). As a result of these and other similar studies in the vicinity, three prehistoric (i.e., Native American) sites, two historic- period sites, and four isolates (i.e., localities with fewer than three artifacts) were previously recorded within the scope of the records search, as listed in Table 1. All but one of these previously recorded cultural resources were found to the north of the project area, and all of them were located at least a half-mile away. As such, none of these known cultural resources require further consideration during this study.

The prehistoric sites located in the vicinity of the project site consisted mainly of lithic and ceramic scatters and seasonal resource processing locations, but two of the sites, 33-017009 and 33-017010, also contained human remains. The historic-period sites were all fairly common for the Coachella Valley area, such as site 33-026824, a refuse scatter, and Site 33-017008, the remains of a collapsed shed. The sites and isolates were located mostly in the area to the north of the project location, with Site 33-026824 located to the south, and all of them were found more than a half-mile away from the project area. Therefore, none of them requires further consideration during this study. As a result, the impacts would be less than significant.

### c) Less Than Significant Impact:

There are no dedicated cemeteries located within or in the vicinity of the project site.[1] The proposed project would be restricted to the project site and therefore would not affect any dedicated cemeteries in the vicinity. Notwithstanding, the following mitigation is mandated by the California Code of Regulations (CCR) Section 15064.5(b)(4):

> "A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures."

Additionally, Section 5097.98 of the Public Resources Code states:

> "In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with (b) Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission."

Adherence to the standard condition would ensure potential impacts remain at levels that are less than significant.

### 5.3 Mitigation Measures:

None Required.

# 6 - ENERGY

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

**SOURCES:**
Rancho Mirage, City of. *City of Rancho Mirage 2017 General Plan Update.* Adopted November 16, 2017.
SCAQMD. SCAQMD Air Quality Handbook. 1993.

## 6.1 Setting

Imperial Irrigation District (IID) would provide electricity to the project site. Natural gas service is provided by the Southern California Gas Company. Currently, the existing site is vacant and does not use electricity or natural gas. Electricity and natural gas are the primary sources of energy in the City of Rancho Mirage. Electricity is provided primarily by Southern California Edison (SCE) and Imperial Irrigation District (IID) provides services for everything north of Gerald Ford Drive and east of Bob Hope Drive in the City of Rancho Mirage.

The Rancho Mirage City Council started RMEA for the purpose of helping to reduce the community's IID electricity bills. Pursuant to CCA law, RMEA is an all-new, locally-run, not-for-profit power program created by the City of Rancho Mirage. RMEA purchases power directly from power providers, pays consultants for compliance functions, and sets electricity rates based on costs. The RMEA's power is delivered through IID poles and wires. IID is still the utility and would continue to bill and collect from customers but using RMEA's lower electricity rates would allow businesses and residents to save 5 percent. IID facilities include 12 kV transmission lines for local distribution. High voltage lines for more distant transmission range up to 115 kV and 230 kV. Substations step down voltage for local distribution and use. The IID operates 133 substations within its service area and two substations are located near the City of Rancho Mirage: one on Interstate 10 and Monterey Avenue (Edom Substation) and one on East Ramon Road (Ramon Substation). These substations would serve the project site.

Energy and natural gas consumption were estimated using default energy intensities by building type in CalEEMod. In addition, it was assumed the new buildings would be constructed pursuant to the 2022 CALGreen standards, which was considered in the CalEEMod inputs.

## 6.2 Discussion of Impacts:

### a) Less than Significant Impact:

The proposed project would involve the construction of an eight-lot residential development within the 5.04-acre project site. The project site's General Plan and Zoning designation is Very Low Density Residential (R-L-2).

During construction, the proposed project would consume energy related to the use of fuels used to power construction vehicles and other equipment that would be used during site clearing, grading, and construction. Fuel use associated with construction vehicle trips generated by the proposed project was also estimated; trips include construction worker trips, haul truck trips for material transport, and vendor trips for construction material deliveries. Energy consumed during construction would be temporary in nature and would not present a significant demand on energy resources. The proposed project would be constructed pursuant to the 2022 energy standards of Title 24. Construction equipment greater than 150 horsepower (hp), is also required to comply with the Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 3 emissions standards and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications. For engines from 175 to less than 750 hp, the Tier 4 Final regulations took effect on January 1, 2014. For engines from 49 to less than 75 hp, it took effect on January 1, 2013. Finally, for engines from 75 to less than 175 hp, the Tier 4 regulations took effect on January 1, 2015. In addition, the project would be required to comply with the California Code of Regulations, Title 13, Sections 2449(d)(3) and 2485, which minimizes the idling time of construction equipment either by shutting it off when not in use or by reducing the time of idling to no more than five minutes. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Therefore, no significant impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction are anticipated and no mitigation measures are required.

The increased demand is expected to be sufficiently served by the existing IID electrical facilities. As shown in Table 5, the proposed project is anticipated to consume 123.3 kWh daily. The proposed project is located within the service area of the Southwest Gas Company. The project site currently has no demand for natural gas. Therefore, the development of the proposed project would create a permanent increase in the demand for natural gas. As shown in Table 5, the proposed project is anticipated to consume 1,777.3 cubic feet of natural gas on a daily basis.

**Table 5**
**Proposed Project's Energy Consumption**

| Energy Type | Consumption Rate | Daily Energy Consumption |
|---|---|---|
| Electrical Consumption | 5,625 kWh/unit/year | 123.3 kWh/Day |
| Natural Gas Consumption | 6,665 cu. ft./unit/month | 1,777.3 Cu. Ft/Day |

Source: SQAQMD Air Quality Handbook, 1993.

The proposed project's energy consumption would be related to energy that would be used for lighting and other household activities. Lighting would be required to follow the City's Outdoor Lighting Policy, which includes the use of energy efficient lighting. For these reasons, the project would not result in the wasteful, inefficient, or unnecessary use of energy. The project applicant would be required to work with the local electrical utility company to identify existing and future

strategies that would be effective in reducing energy consumption. As a result, the impact would be less than significant.

### b) Less than significant impact:

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The proposed project as well as any future development within the remainder of the project site would be required to conform to all pertinent energy conservation requirements. The proposed project would be required to comply with all pertinent Title 24 requirements along with other Low Impact Development (LID) requirements.

The project would provide for, and promote, energy efficiencies required under other applicable Federal and State of California standards and regulations, and in doing so, would meet or exceed all California Building Standards Code Title 24 standards. Moreover, energy consumed by the project's operation is calculated to be comparable to, or less than, energy consumed by other single-family homes of similar scale and intensity that are constructed and operating in California. On this basis, the project would not result in the inefficient, wasteful, or unnecessary consumption of energy. Further, the project would not cause or result in the need for additional energy producing facilities or energy delivery systems. As a result, the potential impacts would be less than significant.

#### 6.3 MITIGATION MEASURES:

None required.

## 7 - GEOLOGY AND SOILS

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

**SOURCES:**
Rancho Mirage, City of. *City of Rancho Mirage 2017 General Plan Update.* Adopted November 16, 2017.
UC Davis. *SoilWeb.* Website accessed May 23, 2023.
United States Department of Agriculture. Natural Resources Conservation Service. Website accessed May 23, 2023.

### 7.1 Setting

The City of Rancho Mirage is located in a seismically active region. Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. closest active fault to the project site is at the San Andreas Fault, approximately 3.5 miles northeast. Therefore, due to the distance of the fault zone, it can be concluded that the potential fault-rupture risk is low. Surface ruptures are visible instances of horizontal or vertical displacement, or a combination of the two. The amount of ground shaking depends on the intensity of the earthquake, the duration of shaking, soil conditions, type of building, and distance from epicenter or fault.

The potential impacts from fault rupture and ground shaking are considered no greater for the project site than for the surrounding areas given the distance between the site and the fault trace. However, the deep groundwater in Rancho Mirage does not allow the saturation of the sediments; therefore, the potential for liquefaction to occur at the project site is less than significant. Windblown sand and other recently deposited sediments are typically loose and, therefore, potentially subject to seismically induced settlement.

### 7.2 Discussion of Impacts:

### a) Less Than Significant Impact:

The proposed project would involve the construction of an eight-lot residential development within the 5.04-acre project site. The project site's General Plan and Zoning designation is Very Low Density Residential (R-L-2). The relatively level 5.04-acre site ranges from 310 feet above mean sea level (AMSL) to 320 feet AMSL. The northernmost portion of the project site is occupied by an older single-family residence that is in in a poor state of repair.

The City of Rancho Mirage is located in a seismically active region. Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. closest active fault to the project site is at the San Andreas Fault, approximately 3.5 miles northeast. Therefore, due to the distance of the fault zone, it can be concluded that the potential fault-rupture risk is low. Surface ruptures are visible instances of horizontal or vertical displacement, or a combination of the two. The amount of ground shaking depends on the intensity of the earthquake, the duration of shaking, soil conditions, type of building, and distance from epicenter or fault. The potential impacts from fault rupture and ground shaking are considered no greater for the project site than for the surrounding areas given the distance between the site and the fault trace. However, the deep groundwater in Rancho Mirage does not allow the saturation of the sediments; therefore, the potential for liquefaction to occur at

the project site is less than significant. Windblown sand and other recently deposited sediments are typically loose and, therefore, potentially subject to seismically induced settlement.

According to the City's General Plan, the project area has a moderate susceptibility to seismically induced settlement. Strong seismic shaking, the 2017 General Plan states, can cause densification or compaction of soils resulting in local or regional settlement of the ground surface, which can cause damage to foundations and structures. To ensure the safety of the project against seismically induced hazards, the project site shall adhere to the standard design requirements stated in the most recent California Building Code (CBC), and the City's building standards. Overall, impacts from seismically induced ground failure such as liquefaction and settlement are anticipated to be less than significant at the project site. As a result, the potential impacts regarding liquefaction and landslides are less than significant.

**b) Less Than Significant Impact:**

The University of California, Davis SoilWeb database was consulted to determine the nature of the soils that underlie the project site. According to the University of California, Davis SoilWeb database, the property is underlain by Myoma fine sand soils associations consisting of fine sand with 0 to 5 percent slopes. The proposed project's contractors would be required to adhere to specific requirements that govern wind and water erosion during site preparation and construction activities. Following development, the project site would be paved and landscaped, which would minimize soil erosion. The project's construction would not result in soil erosion with adherence to those development requirements that restrict storm water runoff (and the resulting erosion) and require soil stabilization. In addition, stormwater discharges from construction activities that disturb one or more acres, or smaller sites disturbing less than one acre that are part of a common plan of development or sale, are regulated under the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program.

Prior to initiating construction, contractors must obtain coverage under an NPDES permit, which is administered by the State. In order to obtain an NPDES permit, the project Applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP). Riverside County has identified sample construction Best Management Practices (BMPs) that may be included in the mandatory SWPPP. The use of these construction BMPs identified in the mandatory SWPPP would prevent soil erosion and the discharge of sediment into the local storm drains during the project's construction phase. As a result, the impacts would be less than significant.

**c) Less Than Significant Impact:**

The proposed project's construction would not result in soil erosion since the project's contractors must implement the construction BMPs identified in the mandatory SWPPP. The BMPs would minimize soil erosion and the discharge of sediment off-site. Additionally, the project site is not located within an area that could be subject to landslides or liquefaction. The soils that underlie the project site possess a low potential for shrinking and swelling. Soils that exhibit certain shrink swell characteristics become sticky when wet and expand according to the moisture content present at the time. Since the soils have a low shrink-swell potential, lateral spreading resulting from an influx of groundwater is slim. Moreover, the project will not result in the direct extraction of groundwater. As a result, the potential impacts would be less than significant.

### d) Less Than Significant Impact:

The University of California, Davis SoilWeb database was consulted to determine the nature of the soils that underlie the project site. According to the University of California, Davis SoilWeb database, the property is underlain by Myoma fine sand soils associations consisting of loamy fine sand with 0 to 5 percent slopes. According to the U.S. Department of Agriculture, these soils are acceptable for residential development. The applicant is required to adhere to all requirements detailed by the USDA. As a result, the potential impacts would be less than significant.

### e) Less Than Significant Impact:

The proposed project would be required to connect to and utilize the sanitary sewer system. No septic tanks systems would be used. As a result, the impacts would be less than significant.

### f) Less Than Significant Impact:

The surface deposits in the proposed project area are composed entirely of younger Quaternary Alluvium. This younger Quaternary Alluvium is unlikely to contain significant vertebrate fossils, at least in the uppermost layers. Paleontological resources provide evidence of past life forms and their biota, which is valued for the information they yield about the history of earth and its past ecological settings. According to Figure 4.9.3, Paleontological Sensitivity, in the Riverside County General Plan, the property is recognized for having low potential for Paleontological Sensitivity. Areas recognized for having a “low” potential have a reduced likelihood of containing significant non-renewable paleontological resources, including vertebrate or significant invertebrate fossils. Moreover, the site is currently developed as a paved parking lot and is not recognized as a unique paleontological or a unique geologic feature. Additionally, the project property lies in an urbanized context within the City, surrounded by residential uses, office buildings, and commercial buildings. No known paleontological sites are found within the project site. The potential for uncovering any significant resources during construction activities is unlikely, since the site has already been cleared, graded, and significantly disturbed from the construction of the existing development. Therefore, less than significant impacts are anticipated.

**7.3 MITIGATION MEASURES:**

None required.

# 8 – GREENHOUSE GAS EMISSIONS

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

**SOURCES:**
California Air Pollution Control Officers Association. *California Emissions Estimator Model*. Version 2020. (Used in Appendix A)
South Coast Air Quality Management District. *Final 2016 Air Quality Management Plan*. Adopted March 2017.
South Coast Air Quality Management District. *Air Quality Analysis Handbook*. 1993.
Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040.Demographics &Growth Forecast.* April 2016.
Rancho Mirage, City of. *City of Rancho Mirage 2017 General Plan Update.* Adopted November 16, 2017.

## 8.1 Setting

Examples of greenhouse gasses (GHG) that are produced both by natural and industrial processes include carbon dioxide ($CO_2$), methane ($CH_4$), and nitrous oxide ($N_2O$). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels. These man-made GHG will have the effect of warming atmospheric temperatures with the attendant impacts of changes in the global climate, increased sea levels, and changes to the worldwide biome. The major GHG that influences global warming are described below.

- *Water Vapor.* Water vapor is the most abundant GHG present in the atmosphere. While water vapor is not considered a pollutant, while it remains in the atmosphere it maintains a climate necessary for life. Changes in the atmospheric concentration of water vapor are directly related to the warming of the atmosphere rather than a direct result of industrialization. As the temperature of the atmosphere rises, more water is evaporated from ground storage (rivers, oceans, reservoirs, soil). Because the air is warmer, the relative humidity can be higher (in essence, the air is able to “hold” more water when it is warmer), leading to more water vapor in the atmosphere. As a GHG, the higher concentration of water vapor is then able to absorb more thermal indirect energy radiated from the Earth, thus further warming the atmosphere. When water vapor increases in the atmosphere, more of it would eventually also condense into clouds, which are more able to reflect incoming solar radiation. This would allow less energy to reach the Earth’s surface thereby affecting surface temperatures.
- *Carbon Dioxide ($CO_2$).* The natural production and absorption of $CO_2$ is achieved through the terrestrial biosphere and the ocean. Manmade sources of $CO_2$ include the burning coal, oil, natural gas, and wood. Since the industrial revolution began in the mid-1700’s, these activities have increased the atmospheric concentrations of $CO_2$. Prior to the industrial revolution, concentrations were fairly stable at 280 parts per million (ppm). The

International Panel on Climate Change (IPCC Fifth Assessment Report, 2014) Emissions of $CO_2$ from fossil fuel combustion and industrial processes contributed about 78% of the total GHG emissions increase from 1970 to 2010, with a similar percentage contribution for the increase during the period 2000 to 2010.

- *Methane ($CH_4$).* $CH_4$ is an extremely effective absorber of radiation, although its atmospheric concentration is less than that of $CO_2$. Methane's lifetime in the atmosphere is brief (10 to 12 years), compared to some other GHGs (such as $CO_2$, $N_2O$, and Chlorofluorocarbons (CFCs). $CH_4$ has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or in rice production (at the roots of the plants). Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of methane. Other human-related sources of methane production include fossil-fuel combustion and biomass burning.
- *Nitrous Oxide ($N_2O$).* Concentrations of $N_2O$ also began to increase at the beginning of the industrial revolution. In 1998, the global concentration of this GHG was documented at 314 parts per billion (ppb). $N_2O$ is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is also commonly used as an aerosol spray propellant.
- *Chlorofluorocarbons (CFC).* CFCs are gases formed synthetically by replacing all hydrogen atoms in methane or ethane ($C_2H_6$) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the Earth's surface). CFCs have no natural source but were first synthesized in 1928. It was used for refrigerants, aerosol propellants, and cleaning solvents. Due to the discovery that they are able to destroy stratospheric ozone, a global effort to halt their production was undertaken and in 1989 the European Community agreed to ban CFCs by 2000 and subsequent treaties banned CFCs worldwide by 2010. This effort was extremely successful, and the levels of the major CFCs are now remaining level or declining. However, their long atmospheric lifetimes mean that some of the CFCs would remain in the atmosphere for over 100 years.
- *Hydrofluorocarbons (HFC).* HFCs are synthetic man-made chemicals that are used as a substitute for CFCs. Out of all the GHGs, they are one of three groups with the highest global warming potential. The HFCs with the largest measured atmospheric abundances are (in order), HFC-23 ($CHF_3$), HFC-134a ($CF_3CH_2F$), and HFC-152a ($CH_3CHF_2$). Prior to 1990, the only significant emissions were HFC-23. HFC-134a use is increasing due to its use as a refrigerant. Concentrations of HFC-23 and HFC-134a in the atmosphere are now about 10 parts per trillion (ppt) each. Concentrations of HFC-152a are about 1 ppt. HFCs are manmade and used for applications such as automobile air conditioners and refrigerants.
- *Perfluorocarbons (PFC).* PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. High-energy ultraviolet rays about 60 kilometers above Earth's surface are able to destroy the compounds. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane ($CF_4$) and hexafluoroethane ($C_2F_6$). Concentrations of $CF_4$ in the atmosphere are over 70 ppt. The two main sources of PFCs are primary aluminum production and semiconductor manufacturing.

- *Sulfur Hexafluoride ($SF_6$).* $SF_6$ is an inorganic, odorless, colorless, nontoxic, nonflammable gas. $SF_6$ has the highest global warming potential of any gas evaluated; 23,900 times that of $CO_2$. Concentrations in the 1990s where about 4 ppt. Sulfur hexafluoride is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

The SCAQMD mass emissions threshold is 3,000 MTCO2E per year. Carbon dioxide equivalent, or CO2E, is a term that is used for describing different greenhouses gases in a common and collective unit.

**8.2 Discussion of Impacts:**

## a) Less Than Significant Impact:

The proposed project would involve the construction of an eight-lot residential development within the 5.04-acre project site. The State of California requires CEQA documents to do an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO2), methane (CH4), and nitrous oxide (N2O). Carbon dioxide equivalent, or CO2E, is a term that is used for describing different greenhouses gases in a common and collective unit. The SCAQMD established the 3,000 MTCO2 per year threshold for residential land uses. As indicated in Table 6, the operational CO2E is 809.14 pounds per day or 147.67 MTCO2E per year, which is well below the threshold.

**Table 6**
**Greenhouse Gas Emissions (lbs./day)**

| Source | GHG Emissions (pounds/day) | | | |
|---|---|---|---|---|
| | CO2 | CH4 | N2O | CO2E |
| Long-Term – Area Emissions | 220.12 | 0.22 | -- | 227.25 |
| Long-Term – Energy Emissions | 72.94 | -- | -- | 73.37 |
| Long-Term – Mobile Emissions | 501.67 | 0.03 | 0.02 | 508.51 |
| Long-Term – Total Emissions | 794.73 | 0.26 | 0.27 | 809.14 |
| Total Construction Emissions | 2,450.5 | 0.77 | -- | 2,470.24 |
| Significance Threshold | | | | **3,000 MTCO2E/year** |

California Air Pollution Control Officers Association. *California Emissions Estimator Model*. Version 2020.4.0. (Used in Appendix A)

As indicated in Table 6, the majority of the GHG emissions 809.14 pounds of CO2E per day or 147.67 MTCO2E) would originate from mobile sources. As a result, the potential impacts are considered to be less than significant.

## b) Less Than Significant Impact:

The Rancho Mirage General Plan's Safety Element in its section on Climate Change includes Goals, Policies and Programs with a preamble identifying the City's efforts to coordinate with state, regional, and County agencies to establish and maintain an up to date database on climate change conditions in the region, legislation affecting the City's regulatory responsibilities, and changing technical assessments that refine or re-characterize the climate change impacts

affecting the region. The City would also monitor the effectiveness of its adaptation strategies. The City's development review process is designed to assure that development proposals are thoroughly evaluated regarding climate change and that comprehensive mitigation measures are developed and implemented. The City is also taking a proactive role to assure the public is safe by informing them about severity of climate change impacts and what resources are available to them to mitigate these impacts. Therefore, the project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

The project would also comply with applicable Green Building Standards and City of Rancho Mirage's policies regarding sustainability (as dictated by the City's General Plan, Sustainability Plan, and Energy Action Plan). The previous section evaluated the proposed project's GHG emissions. The analysis determined that the GHG emissions would be below the regionally accepted thresholds. The calculated emissions would not exceed the GHG and criteria air pollutant thresholds and therefore would not interfere with the City's efforts to monitor and do its part to address climate change. The proposed project would not involve or require any variance from an adopted plan, policy, or regulation governing GHG emissions. As a result, no potential conflict with an applicable greenhouse gas policy plan, policy, or regulation would occur and the potential impacts are considered to be less than significant.

**8.3 Mitigation Measures:**

None required.

## 9 - HAZARDS AND HAZARDOUS MATERIALS

| **HAZARDS AND HAZARDOUS MATERIALS** – Would the project: | **Potentially Significant Impact** | **Less Than Significant with Mitigation Incorporation** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☐ | ☒ | ☐ |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☐ | ☒ | ☐ |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☐ | ☒ |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | ☐ | ☐ | ☐ | ☒ |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | ☐ | ☐ | ☐ | ☒ |

**SOURCES:**
CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*.
Toll-Free Airline. *Los Angeles County Public and Private Airports, California*.
CalFire. *Very High Fire Hazard Severity Zone Map.*
Rancho Mirage, City of. *City of Rancho Mirage 2017 General Plan Update.* Adopted November 16, 2017.

### 9.1 Setting

Hazardous materials refer generally to hazardous substances that exhibit corrosive, poisonous, flammable, and/or reactive properties and have the potential to harm human health and/or the environment. Hazardous materials are used in a wide variety of products (household cleaners, industrial solvents, paint, pesticides, etc.) and in the manufacturing of products (e.g., electronics, newspapers, plastic products). Hazardous materials can include petroleum, natural gas, synthetic gas, acutely toxic chemicals, and other toxic chemicals that are used in agriculture, commercial, and industrial uses; businesses; hospitals; and households. Accidental releases of hazardous materials can occur from a variety of causes, including highway incidents, warehouse fires, train derailments, shipping accidents, and industrial incidents. The northernmost portion of the project site is occupied by an older single-family residence that is in in a poor state of repair. The only mature trees located within the property are located in the yard areas of this residence. The remainder of the project site consists of both native and non-native shrubs and grasses. The proposed project would involve the construction of an eight-lot residential development within a 5.04-acre (gross area) project site.

### 9.2 Discussion of Impacts:

#### a) Less Than Significant Impact:

The proposed project would involve the construction of an eight-lot residential development within the 5.04-acre project site. The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phases include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols. As a result, less than significant impacts would occur.

#### b) Less Than Significant Impact:

The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols. As indicated in Subsection D, the project site is not listed in either the CalEPA's Cortese List or the Environstor database. As a result, the likelihood of encountering contamination or other environmental concerns during the project's construction phase is remote. As a result, the impacts would be less than significant.

#### c) No Impact:

There are no schools located within one-quarter of a mile from the project site. Palm Valley School is located approximately 2.4 miles west of the project site. Rancho Mirage High School is located approximately 2.5 miles to the northwest of the project site. Rancho Mirage Elementary School is

located approximately 3.6 miles to the southwest of the project site. The next nearest schools to the project site include Abraham Lincoln Elementary School, Palm Desert Charter Middle School, and Palm Desert High School. These schools are located more than 4 miles to the south of the project site. The proposed residential project would not create a hazard to any local school. As a result, no impacts are anticipated.

### d) No Impact:

Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List. The Cortese List is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. A search was conducted through the California Department of Toxic Substances Control Envirostor website to identify whether the project site is listed in the database as a Cortese site. The project site is not identified as a Cortese site. Therefore, no impacts would occur.

### e) No Impact:

The project site is not located within an airport land use plan and the site is not located within two miles of a public airport or public use airport. The nearest airports to the project site include the Palm Springs International Airport is located approximately 5.87 miles northwest of the project site and the Bermuda Dunes Airport is located approximately 9.61 miles southeast of the project. The project would not introduce a structure that would interfere with the approach and take off of aircraft utilizing any regional airports. As a result, no impacts related to this issue would occur.

### f) No Impact:

At no time would any adjacent street be completely closed to traffic during the proposed project's construction. In addition, all construction staging must occur on-site. As a result, no impacts are associated with the proposed project's implementation.

### g) No Impact:

The project site is not located within a "moderate fire hazard severity zone." As a result, no impacts would result.

#### 9.3 Mitigation Measures:

None required.

# 10 - HYDROLOGY AND WATER QUALITY

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

**SOURCES:**
FEMA. Glossary. Flood Zones. Website accessed January 23, 2023.
Rancho Mirage, City of. *City of Rancho Mirage 2017 General Plan Update.* Adopted November 16, 2017.
Maestro Engineering. *Hydrology Report.* May 2, 2022.

## 10.1 Setting

The proposed project would involve the construction of an eight-lot residential development within the 5.04-acre project site. The project site's General Plan and Zoning designation is Very Low

Density Residential (R-L-2). The relatively level 5.04-acre site ranges from 310 feet above mean sea level (AMSL) to 320 feet AMSL. The northernmost portion of the project site is occupied by an older single-family residence that is in in a poor state of repair.

## 10.2 Discussion of Impacts:

### a) Less Than Significant Impact:

During construction, compliance with waste discharge requirements would be met through the permit registration and coverage process under the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, Order No. 2009-0009-DWQ, as amended by 2010- 0014-DWQ and 2012-006-DWQ. This permit is otherwise known as the Construction General Permit (CGP), applicable to any construction activity that results in a land disturbance of equal to or greater than one acre. In addition, stormwater discharges from construction activities that disturb one or more acres, or smaller sites disturbing less than one acre that are part of a common plan of development or sale, are regulated under the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. As a result, the construction impacts would be less than significant.

### b) Less Than Significant Impact:

Water used to control fugitive dust would be transported to the site via truck. No direct ground water extraction would occur. Furthermore, the construction and post-construction BMPs would address contaminants of concern from excess runoff, thereby preventing the contamination of local groundwater. These BMP controls may include, but not be limited to, the following:

- Stabilization practices for all areas disturbed by construction and grading.
- Structural practices for all drainage/discharge locations.
- Stormwater management controls, including measures used to control pollutants occurring in stormwater discharges after construction activities are complete.
- Velocity dissipation devices to provide nonerosive flow conditions from the discharge point along the length of any outfall channel.
- Other controls, including waste disposal practices that prevent discharge of solid materials.

In addition, there would be no direct groundwater withdrawals associated with the proposed project's implementation. As a result, the impacts would be less than significant.

### c) Less Than Significant Impact:

The proposed project's location would be restricted to the proposed project site and would not alter the course of any stream or river that would lead to on- or off-site siltation or erosion. As a result, the potential impacts would be less than significant.

### d) No Impact:

According to the Federal Emergency Management Agency (FEMA) flood insurance maps obtained for the City of Rancho Mirage, the proposed project site is located in a flood hazard zone, labeled as "Zone X." Thus, properties located in "Zone X" are areas of minimal flood hazard. The proposed project site is not located in an area that is subject to inundation by seiche or tsunami. In addition, the project site is located inland approximately 71 miles from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami. As a result, no impacts are anticipated.

### e) No Impact:

The project's construction would not interfere with any groundwater management or recharge plan since there are no active groundwater management recharge activities on-site or in the vicinity. According to the hydrology study prepared for the project site, the project would provide a total hydrologic capacity of 38,307 cubic feet (CF) which is greater than 30,360 CF required. In conclusion, Tentative Tract Map 38447 meets the hydrologic and hydraulic requirements established by the City of Rancho Mirage. As a result, no impacts are anticipated.

**10.3 MITIGATION MEASURES:**

None required.

# 11 - LAND USE AND PLANNING

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

**SOURCES:**
Google Maps. Site Accessed May 23, 2023, and Rancho Mirage Zoning Map, Site Accessed, May 23, 2023.
Rancho Mirage, City of. *City of Rancho Mirage 2017 General Plan Update.* Adopted November 16, 2017.

## 11.1 Setting

The proposed project would involve the construction of an eight-lot residential development within the 5.04-acre project site. The project site's General Plan and Zoning designation is Very Low Density Residential (R-L-2). The northernmost portion of the project site is occupied by an older single-family residence that is in in a poor state of repair. The project site is located in Section 30.

## 11.2 Discussion of Impacts:

### a) No Impact:

Land uses and development located in the vicinity of the proposed project site are outlined below:

- *North of the project site: The future Via Florencia road right-of-way extends along the project site's north side.* Vacant undeveloped land is located further north. These parcels are designated as Very Low Density Residential (R-L-2).
- *East of the project site:* Via Josefina extends along the project site's east. Both undeveloped land and single-family homes are located along the east side of the aforementioned roadway. These parcels are designated as Low Density Resident (R-L-3).
- *South of the project site:* A single-family residential development abuts the project site's south side. These parcels are designated as Very Low Density Residential (R-L-2).
- *West of the project site:* Undeveloped land extends along the project site's west side. These parcels are designated as Very Low Density Residential (R-L-2).

The granting of the requested entitlements and subsequent construction of the proposed project would not result in any expansion of the use beyond the current boundaries. As a result, the

project will not lead to any division of an existing established neighborhood. As a result, no impacts would occur.

**b) No Impact:**

The project site's General Plan and Zoning designation is Very Low Density Residential (R-L-2). The project site is located in Section 30. According to the Rancho Mirage Land Use Element, this designation provides for single-family residential development typically on individual lots of about 0.5-acre. Planned residential developments are also an appropriate form under this designation. Lands with this designation may serve to buffer more dense residential development from estate residential uses. The proposed development would be consistent with this land use designation. As a result, no impacts would occur.

## 11.3 MITIGATION MEASURES:

None required.

# 12 - MINERAL RESOURCES

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

**SOURCES:**
California, State of. Department of Conservation. *California Oil, Gas, and Geothermal Resources Well Finder*.
California Department of Conservation. *Mineral Land Classification Map for Riverside County* accessed May 28, 2023.
Rancho Mirage, City of. *City of Rancho Mirage 2017 General Plan Update.* Adopted November 16, 2017.

## 12.1 Setting

The Surface Mining and Reclamation Act of 1975 (SMARA) has developed mineral land classification maps and reports to assist in the protection and development of mineral resources. According to the SMARA, the following four mineral land use classifications are identified:

- *Mineral Resource Zone 1 (MRZ-1):* This land use classification refers to areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- *Mineral Resource Zone 2 (MRZ-2):* This land use classification refers to areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.
- *Mineral Resource Zone 3 (MRZ-3):* This land use classification refers to areas where the significance of mineral deposits cannot be evaluated from the available data. Hilly or mountainous areas underlain by sedimentary, metamorphic, or igneous rock types and lowland areas underlain by alluvial wash or fan material are often included in this category. Additional information about the quality of material in these areas could either upgrade the classification to MRZ-2 or downgrade it to MRZ-1.
- *Mineral Resource Zone 4 (MRZ-4):* This land use classification refers to areas where available information is inadequate for assignment to any other mineral resource zone.

## 12.2 Discussion of Impacts:

### a). No Impact:

The proposed project would involve the construction of an eight-lot residential development within the 5.04-acre project site. The project site's General Plan and Zoning designation is Very Low Density Residential (R-L-2). The relatively level 5.04-acre site ranges from 310 feet above mean

sea level (AMSL) to 320 feet AMSL. The northernmost portion of the project site is occupied by an older single-family residence that is in in a poor state of repair.

A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located in the vicinity of the project site. The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located within or in the vicinity of the project site. The project site is located within Mineral Resource Zone (MRZ-3A), which means there may be significant mineral resources present. As indicated previously, there are no active mineral extraction activities occurring on-site or in the adjacent properties. As a result, no impacts to mineral resources would occur.

### b) No Impact:

As previously mentioned, no mineral, oil, or energy extraction and/or generation activities are located within the project site. Moreover, the proposed project would not interfere with any resource extraction activity. Therefore, no impacts would result from the implementation of the proposed project.

**12.3 MITIGATION MEASURES:**

None required.

# 13 - NOISE

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

**SOURCES:**
Toll-Free Airline. Riverside*, California.*
Rancho Mirage, City of. *City of Rancho Mirage 2017 General Plan Update.* Adopted November 16, 2017.

## 13.1 Setting

Noise levels may be described using several methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. Noise level increases of 3.0 dB or less are not generally perceptible to persons with average hearing abilities. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans.

The proposed project would involve the construction of an eight-lot residential development within the 5.04-acre project site. The northernmost portion of the project site is occupied by an older single-family residence that is in in a poor state of repair.

## 13.2 Discussion of Impacts:

### a) Less Than Significant Impact:

The City regulates noise-generating activities through the Municipal Code and requires that daytime noise levels be 60 dBA CNEL or less at the property line for residential land uses and 45 dBA CNEL or less for all interior areas. Existing land uses in the vicinity of the project site include

vacant undeveloped land and residential development. Construction activities would result in localized and temporary increases in ambient noise levels and may impact sensitive receptors. Construction noise sources are regulated within Sections 8.45.050 and 15.04.030(A) 117.1 of the Rancho Mirage Municipal Code which prohibit construction activities other than the hours of 7:00 a.m. to 7:00 p.m., with no construction occurring on Sundays or federal holidays. The project will operate during the hours permitted by the City of Rancho Mirage. These restrictions, muffling of construction equipment, and other measures will reduce, to some extent, construction noise impacts on surrounding land uses. Impacts will be temporary and will end once construction is complete. Construction noise will vary depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the scheduled proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work. As a result, the proposed project will not expose sensitive receptors to excessive noise levels. As a result, the impacts would be less than significant.

**b) Less Than Significant Impact:**

Construction activities would produce varying degrees of ground vibration, depending on the equipment and methods employed. While ground vibrations from typical construction activities very rarely reach levels high enough to cause damage to structures, special consideration must be made when sensitive or historic land uses are near the construction site. The construction activities that typically generate the highest levels of vibration are blasting and impact pile driving and the use of a vibratory roller. However, the project would not require blasting, pile driving, or vibratory rollers. The largest piece of vibration-generating equipment that could be used for project construction is a large bulldozer. Large bulldozers generate a vibration level of 0.089 in/sec PPV at 25 feet. Existing or potential noise sensitive residential development is located on all sides of the project site.

Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernible in areas located near the construction site. A possible exception is in older buildings where special care must be taken to avoid damage. Table 7 summarizes the levels of vibration and the usual effect on people and buildings. The U.S. Department of Transportation (U.S. DOT) has guidelines for vibration levels from construction related to their activities and recommends that the maximum peak-particle-velocity (PPV) levels remain below 0.05 inches per second at the nearest structures. PPV refers to the movement within the ground of molecular particles and not surface movement. Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings. The U.S. DOT also states that vibration levels above 0.015 inches per second (in/sec) are sometimes perceptible to people, and the level at which vibration becomes an irritation to people is 0.64 inches per second. The effects of vibration on buildings are summarized in Table 7.

**Table 7**
**Common Effects of Construction Vibration**

| Peak Particle Velocity (in/sec) | Effects on Humans | Effects on Buildings |
|---|---|---|
| <0.005 | Imperceptible | No effect on buildings |
| 0.005 to 0.015 | Barely perceptible | No effect on buildings |
| 0.02 to 0.05 | Level at which continuous vibrations begin to annoy occupants of nearby buildings | No effect on buildings |
| 0.1 to 0.5 | Vibrations considered unacceptable for persons exposed to continuous or long-term vibration. | Minimal potential for damage to weak or sensitive structures |
| 0.5 to 1.0<br><br>1.0 to 2.0 | Vibrations considered bothersome by most people, tolerable if short-term in length | Threshold at which there is a risk of architectural damage to buildings with plastered ceilings and walls. Some risk to ancient monuments and ruins. U.S. Bureau of Mines data indicates that blasting vibration in this range will not harm most buildings. Most construction vibration limits are in this range. |
| >3.0 | Vibration is unpleasant | Potential for architectural damage and possible minor structural damage |

Source: U.S. Department of Transportation

Various types of construction equipment have been measured under a wide variety of construction activities with an average of source levels reported in terms of velocity levels as shown in Table 8. Although the table gives one level for each piece of equipment, it should be noted that there is a considerable variation in reported ground vibration levels from construction activities. The data in Table 8 does provide a reasonable estimate for a wide range of soil conditions. Based on Transit Noise and Vibration Impact Assessment, a vibration level of 102 VdB (vibration decibels, or 0.5 inches per second [in/sec]) is considered safe and would not result in any construction vibration damage.

**Table 8**
**Vibration Source Levels for Typical Construction Equipment**

| Construction Equipment | | PPV @25 ft. (inches/sec.) | Vibration (VdB) @ 25 ft. |
|---|---|---|---|
| Pile Driver (impact) | Upper range | 1.58 | 112 |
| | Typical | 0.644 | 104 |
| Pile Drive (Sonic) | Upper range | 0.734 | 105 |
| | Typical | 0.170 | 93 |
| Clam Shovel Drop | | 0.202 | 94 |
| Large Bulldozer | | 0.089 | 87 |
| Caisson Drilling | | 0.089 | 87 |
| Loaded Trucks | | 0.076 | 86 |
| Small Bulldozer | | 0.035 | 79 |

Source: Federal Highway Administration FHWA Noise and Vibration During Construction

The project will be required to adhere to all pertinent City noise control regulations. The limited duration of construction activities and the City's construction-related noise control requirements will reduce the potential impacts. A vibration level of 0.089 in/sec PPV at 25 feet would be 0.53

in/sec PPV at 40 feet and 0.089 in/sec PPV at 25 feet (refer to Table 8). These vibration levels would be less than the FTA thresholds. Additionally, construction equipment would move throughout the entire site and would only be located near the project boundaries for short periods of time. Thus, vibration levels at the receptors located near the project boundaries would be less than these maximum levels for a majority of the construction period. Although vibration levels may be perceptible for short periods of time, maximum vibration levels would not exceed FTA thresholds. Therefore, project construction would not generate excessive ground borne vibration or ground borne noise levels, and impacts would be less than significant. As a result, the impacts would be less than significant.

### c) No Impact:

The project site is not located within an airport land use plan and is located within two miles of a public airport or public use airport. The nearest airports to the project site include the Palm Springs International Airport is located approximately 5.87 miles northwest of the project site and the Bermuda Dunes Airport is located approximately 9.61 miles southeast of the project. The proposed use is not considered to be a sensitive receptor and no sensitive receptors are located adjacent to the project site. As a result, the proposed project will not expose people residing or working in the project area to excessive noise levels related to airport uses. As a result, no impacts would occur.

## 13.3 Mitigation Measures:

None required.

# 14 - POPULATION AND HOUSING

| **POPULATION AND HOUSING** – Would the project: | **Potentially Significant Impact** | **Less Than Significant with Mitigation Incorporation** | **Less Than Significant Impact** | **No Impact** |
|---|---|---|---|---|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | ☐ | ☐ | ☒ | ☐ |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☒ | ☐ |

**SOURCES:**
Toll-Free Airline. Riverside*, California.*
Rancho Mirage, City of. *City of Rancho Mirage 2017 General Plan Update.* Adopted November 16, 2017.
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2021-2023*. Sacramento, California, May 2023.

## 14.1 SETTING

The northernmost portion of the 5.04-acre project site is occupied by an older single-family residence that is in in a poor state of repair. The only mature trees located within the property are located in the yard areas of this residence. The remainder of the project site consists of both native and non-native shrubs and grasses. The site is dominated by creosote bush (Larrea tridentata). The proposed project would involve the construction of an eight-lot residential development within a 5.04-acre (gross area) project site.

### 14.2 Discussion of Impacts:

### a) Less Than Significant Impact:

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development.* The site is currently largely undeveloped (the site is occupied by an older single-family residence) though the site has been disturbed. All land use surrounding the property are designated for residential development.
- *Extension of roadways and other transportation facilities.* Future roadway and infrastructure connections will serve the proposed project site only.
- *Extension of infrastructure and other improvements.* The installation of any new utility lines will not lead to subsequent offsite development since these utility connections will serve the site only.
- *Major off-site public projects (treatment plants, etc.).* The project's increase in demand for

utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.

- *The removal of housing requiring replacement housing elsewhere.* The site contains a single older dilapidated housing unit. As a result, no replacement housing will be required.
- *Additional population growth leading to increased demand for goods and services.* The proposed 8-unit project would potentially result in 15 new residents assuming an average household size of 1.85 persons per unit derived from the most recent California Department of Finance.
- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase.

The newly established roads and existing utility lines will serve the project site only and will not extend into undeveloped areas. The proposed project will not result in any unplanned growth. Therefore, the impacts would be less than significant.

### b) Less Than Significant Impact:

The project site's General Plan and Zoning designation is Very Low Density Residential (R-L-2). The proposed 8-unit project would potentially result in 15 new residents assuming an average household size of 1.85 persons per unit derived from the most recent California Department of Finance. The existing unit located on the property is dilapidated and would be replaced. *Therefore, the impacts would be less than significant.*

**14.3 MITIGATION MEASURES:**

None required.

# 15 - PUBLIC SERVICES

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

**SOURCES:**
Toll-Free Airline. Riverside*, California.*
Rancho Mirage, City of. *City of Rancho Mirage 2017 General Plan Update.* Adopted November 16, 2017.

## 15.1 Setting

The northernmost portion of the project site is occupied by an older single-family residence that is in in a poor state of repair. The only mature trees located within the property are located in the yard areas of this residence. The remainder of the project site consists of both native and non-native shrubs and grasses. The site is dominated by creosote bush (Larrea tridentata). The proposed project would involve the construction of an eight-lot residential development within a 5.04-acre (gross area) project site. The project site's General Plan and Zoning designation is Very Low Density Residential (R-L-2).

## 15.2 Discussion of Impacts:

### i) Less Than Significant Impact:

The Riverside County Fire Department (RCFD), under contract with the City of Rancho Mirage, provides a full range of 24-hour fire protection and emergency medical services to the City. The City's Fire Department is made up of 27 sworn, 2 full time non-sworn and 1 part time nonsworn personnel, serving 24.7 square miles with an estimated service population of 17,504 (Riverside County Fire Department for Rancho Mirage). RCFD maintains two fire stations within the City of

Rancho Mirage, Fire Station 50, and Fire Station 69. Fire Station 50 is located at 70-801 Highway 111 and this station covers the southern portion of the City and is equipped with a Medic Engine and Paramedic Ambulance. Five firefighters are staffed at this station daily and three of the five firefighters are paramedics. Fire Station 69 is located at 71-751 Gerald Ford Drive and covers the northern portion of Rancho Mirage and is also staffed with five firefighters daily, with three of the five fire fighters being paramedics. The Riverside County Fire Department operates under a Regional Fire Protection Program, which allows all of its fire stations to provide support as needed regardless of jurisdictional boundaries.

The RCFD currently reviews all new development plans. The proposed project would be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks, emergency access, and fire flow (or the flow rate of water that is available for extinguishing fires). The proposed project would only place an incremental demand on fire services since the including the installation of fire hydrants and sprinkler systems inside the buildings. Furthermore, the project will be reviewed by County Fire officials to ensure adequate fire service and safety as a result of project implementation. Development of the proposed project would result in a minimal increase in demand for fire services. Service calls could place an additional demand on fire personnel, fire apparatus and equipment. project will be constructed with strict adherence to all pertinent building and fire codes. In addition, the proposed project would be required to implement all pertinent Fire Code Standards. As a result, the impacts would be less than significant.

**ii) Less Than Significant Impact:**

Law enforcement services in the City of Rancho Mirage are provided under a contractual agreement with Riverside County Sheriff's Department (RCSD). Their staff consists of 29 full time officers (24 sworn and 5 non-sworn). The officers have a daily staffing of 7 officers that work in two, 12-hour shifts. Four deputy patrol officers work the day shift, and 3 deputy patrol officers work the night shift. The City currently provides 1.77 officers per 1,000 residents. The Sheriff's department provides 24-hour police law enforcement services and operates a small police substation at the Rancho Mirage Public Library. The main County sheriff's station is located Palm Desert at 73-705 Gerald Ford Drive. This station is approximately 4.4 miles from the project site. The City's police department patrols 7 days a week, 365 days a year and 24-hours a day. The RCSD contract provides for a staff of 30 full time officers (25 sworn and 5 non-sworn). The officers have a daily staffing of 7 officers that work in two, 12-hour shifts. Four deputy patrol officers work the day shift, and 3 deputy patrol officers work the night shift. The City's contract currently provides 1.65 officers per 1,000 residents, which is well above the commonly used and accepted ratio of one officer per 1,000 residents. Emergency response times vary and are dependent on the location of patrol cars. The average response time for priority 1 calls in the City of Rancho Mirage was 5 to 6 minutes.

The project site is located in an existing urban area and is currently serviced by the Sheriff's Department. Therefore, the proposed project would not substantially increase the need for new or expanded police facilities and response times are not expected to be impacted. Additionally, all new construction in the City will be required to pay Development Impact Fees to assist in offsetting impacts to police services. As a result, the impacts would be less than significant.

**iii) Less Than Significant Impact:**

The project site is within the boundary of the Palm Springs Unified School District (PSUSD). The construction of the proposed 8 single-family units would not create a significant increase in school enrollments. The project would be required to pay *School Impact Fees* to the PSUSD. Current impact fees at the time of writing are $4.79 per square foot for residential development. The payment of these fees is considered to be mitigation of potential impacts. As a result, the impacts would be less than significant.

### iv) Less Than Significant Impact:

City of Rancho Mirage provides public parks, open space, and multi-city recreational facilities with various amenities. The proposed project would be required to comply with the City's parkland in lieu fee (Quimby) and other development impact fees requirements. The future residents generated by project implementation may lead to an incremental increase in physical deterioration of City public recreational facilities. The occupancy of the 8-units would not substantially increase the use of existing parks as to accelerate their physical deterioration since the site is relatively small and it would provide private open space amenities. Additionally, the project will be required to comply with the City's development impact fee requirements. As a result, the impacts would be less than significant.

### v) Less Than Significant Impact:

The proposed project would not create direct demand for other governmental service. As a result, the impacts would be less than significant.

**15.3 MITIGATION MEASURES:**

None required.

# 16 - RECREATION

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

**SOURCES:**
Maestro Engineering. *Proposed Site Plan TTM 38447. Sheet 1*. August 16, 2023.
Rancho Mirage, City of. *City of Rancho Mirage 2017 General Plan Update.* Adopted November 16, 2017.

### 16.1 Setting

The proposed project would involve the construction of an eight-lot residential development within the 5.04-acre project site. The project site's General Plan and Zoning designation is Very Low Density Residential (R-L-2). The relatively level 5.04-acre site ranges from 310 feet above mean sea level (AMSL) to 320 feet AMSL. The northernmost portion of the project site is occupied by an older single-family residence that is in in a poor state of repair.

### 16.2 Discussion of Impacts:

### a) Less Than Significant Impact:

The project would be required to comply with the City's parkland in lieu fee (Quimby) and other development impact fees requirements. The future residents generated by project implementation may lead to an incremental increase in physical deterioration of City public recreational facilities. The occupancy of the 8-units would not substantially increase the use of existing parks as to accelerate their physical deterioration since the site is relatively small and it would provide private open space amenities. Additionally, the project will be required to comply with the City's development impact fee requirements. As a result, the impacts would be less than significant.

### b) Less Than Significant Impact:

As previously indicated, the implementation of the proposed project would not physically impact any existing parks and recreational facilities in the City. No such facilities are located adjacent to the project site. As a result, the impacts would be less than significant.

### 16.3 MITIGATION MEASURES:

None required.

# 17 - TRANSPORTATION

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

**SOURCES:**
Maestro Engineering. *Proposed Site Plan TTM 38447. Sheet 1*. August 16, 2023.
Rancho Mirage, City of. *City of Rancho Mirage 2017 General Plan Update.* Adopted November 16, 2017.

## 17.1 Setting

The relatively level 5.04-acre site ranges from 310 feet above mean sea level (AMSL) to 320 feet AMSL. The northernmost portion of the project site is occupied by an older single-family residence that is in in a poor state of repair. The only mature trees located within the property are located in the yard areas of this residence. The remainder of the project site consists of both native and non-native shrubs and grasses. The site is dominated by creosote bush (Larrea tridentata). The proposed project would involve the construction of an eight-lot residential development within a 5.04-acre (gross area) project site.

The City of Rancho Mirage is reviewing an application that would involve the construction of an eight-lot residential development within a 5.04-acre (gross area) project site. Water and sewer would be provided by the Coachella Valley Water District. The project site's General Plan and Zoning designation is Very Low Density Residential (R-L-2).

## 17.2 Discussion of Impacts:

### a) Less Than Significant Impact:

The trip generation for the proposed project is based on the trip generation rates for Land Use 210 – "Single-Family Detached Housing" included in the Institute of Transportation Engineers'

(ITE) *Trip Generation*, 11th Edition. As shown in Table 9, the proposed project is forecast to generate 6 total trips in the a.m. peak hour, 8 total trips in the p.m. peak hour, and 85 daily trips.

**Table 9**
**Project Trip Generation**

| Land Use | Units | AM Peak Hour | | | PM Peak Hour | | | Daily |
|---|---|---|---|---|---|---|---|---|
| | | In | Out | Total | In | Out | Total | |
| Single Family | ITE Code 210 | 0.19 | 0.56 | 0.74 | 0.62 | 0.37 | 0.99 | 9.44 |
| Project | 8 units | 2 | 4 | 6 | 5 | 3 | 8 | 85 |

Source: Institute of Transportation Engineers' (ITE) *Trip Generation*, 11th Edition

The total trip generation assumed 85 trip ends per day for 8 single-family units. Of this total, 6 trips would occur during the AM peak hour and 8 trips would occur during the PM peak hour. The proposed project would not create a level of service deficiency at any area intersection due to the limited trip generation. As a result, the impacts will be less than significant.

### b) No Impact:

Transportation Analysis Policy identifies three types of screening criteria under which projects are not required to submit a detailed VMT analysis and a presumption of a less than significant transportation impact can be made based on the facts of the project. Certain types of projects are exempt from the need to prepare a detailed VMT and may be presumed to result in a less than significant VMT impact as they are local serving by nature, thus shortening travel distances by introducing shopping/services within the community, or they are small enough to not warrant assessment. As specified in the City's Transportation Analysis Policy, the following types of projects may be presumed to result in a less than significant VMT impact:

- Local serving retail projects less than 50,000 square feet • Day care centers • Local parks;
- Local-serving public facilities;
- Ministerial projects;
- Small infill projects;
- Restricted affordable, transit supportive residential projects in planned growth areas with high-quality Transit;
- Transportation projects that do not increase VMT ; and
- Projects that generate less than 110 daily vehicle trips. This provision generally correlates to typical development as listed as follows: 11 single-family residential dwelling units; 16 multi-family condominium or townhouse residential dwelling units; or 10,000 square feet of office.

The proposed project's trip daily generation is 85 trips. As a result, no impacts would occur.

### c) Less Than Significant Impact:

The individual units would be arranged around the proposed cul-de-sac roadway. Each unit would be provided with an enclosed garage that would accommodate two vehicles. The driveway apron would accommodate an additional two vehicles. The entry way would be gated and would have a curb-to-curb width of 60 feet (30-feet for the ingress travel land and 30-feet for the egress travel lane. The internal roadway would have a curb-to-curb width of approximately 37-feet. The internal roadway is referred to as “Lot A” on the site plan. The proposed project will not expose future drivers to dangerous intersections or sharp curves and the proposed project will not introduce incompatible equipment or vehicles to the adjacent roads. As a result, the potential impacts would be less than significant.

### d) No Impact:

The proposed project would not affect emergency access to any adjacent parcels. At no time during construction will adjacent streets be completely closed to traffic. All construction staging must occur on-site. As a result, no impacts are associated with the proposed project’s implementation.

**17.3 MITIGATION MEASURES:**

None required.

# 18 - TRIBAL CULTURAL RESOURCES

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

**SOURCES:**
City of Rancho Mirage. Tribal Consultation Letters. September 2023. (Appendix F – Tribal Consultation Letters)
Maestro Engineering. *Proposed Site Plan TTM 38447. Sheet 1.* August 16, 2023.
Rancho Mirage, City of. *City of Rancho Mirage 2017 General Plan Update.* Adopted November 16, 2017.

## 18.1 Setting

On September 22, 2022, CRM TECH submitted a written request to the State of California Native American Heritage Commission (NAHC) for a records search in the commission's Sacred Lands File. The NAHC is the State of California's trustee agency for the protection of "tribal cultural resources," as defined by California Public Resources Code §21074, and is tasked with identifying and cataloging properties of Native American cultural value throughout the state. In the meantime, CRM TECH notified the nearby Agua Caliente Band of Cahuilla Indians of the upcoming archaeological field survey and invited tribal participation. The responses from the NAHC and the Agua Caliente Band of Cahuilla Indians.

The proposed project would involve the construction and occupancy of an eight-lot residential development within a 5.04-acre (gross area) project site. The project site's General Plan and Zoning designation is Very Low Density Residential (R-L-2).

## 18.2 Discussion of Impacts:

### a) Less Than Significant Impact with Mitigation:

The relatively level 5.04-acre site ranges from 310 feet above mean sea level (AMSL) to 320 feet AMSL. The northernmost portion of the project site is occupied by an older single-family residence that is in in a poor state of repair. The proposed project would involve the construction of an eight-lot residential development within a 5.04-acre (gross area) project site. A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- 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 I of Section 5024.1. In applying the criteria set forth in subdivision I of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.
- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "non-unique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms to the criteria of subdivision (a).

All potentially interested tribes identified by the NAHC were also contacted pursuant to AB-52 for information regarding their knowledge of cultural resources that were within or near the project area. Tribal consultation ended on September 29, 2023. The tribal consultation letters are attached as Appendix F – Tribal Consultation Letters. All potentially interested tribes identified by the NAHC were also contacted pursuant to AB-52 for information regarding their knowledge of cultural resources that were within or near the project area. These groups include the Twenty-Nine Palms Band of Mission Indians, Twenty-Nine Palms, Agua Caliente Band of Cahuilla Indians, Augustine Band of Cahuilla Mission Indians, Cabazon Band of Mission Indians, Cahuilla Band of Indians, Los Coyotes Band of Mission Indians, Morongo Band of Mission Indians, Ramona Band of Cahuilla Mission, Soboba Band of Luiseno Indians, Santa Rosa Band of Mission Indians, and Torres Martinez Desert Cahuilla Indians. Three tribes (Agua Caliente Band of Cahuilla Indians, Morongo Band of Mission Indians, and Twenty-Nine Palms Band of Mission Indians) responded to the Tribal Consultation Letters from the City of Rancho Mirage. Morongo Band of Mission Indians and Twenty-Nine Palms Band of Mission Indians stated the project site is outside of their tribal area. Agua Caliente Band of Cahuilla Indians (ACBCI) states the project site is not within the ACBCI Reservation but it is within the Tribe's Traditional Use Area.

The Agua Caliente Band of Cahuilla Indians (ACBCI) Tribal Historic Preservation Office (THPO) requests the following mitigation measures:

> *Tribal Cultural Resources Mitigation Measures No. 1.* The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and

Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

There are currently no other public agencies whose approval is required at this time. Adherence to the above mitigation measures and the standard condition presented in Subsection B under Cultural Resources will minimize potential impacts to levels that are less than significant with mitigation measures.

## b) Less Than Significant Impact:

The project site is located within or on the Agua Caliente Band of Cahuilla Indians territory. A search of the National Register of Historic Places and the list of California Historical Resources was conducted, and it was determined that no Native historic resources was listed within the City of Rancho Mirage. Since the project's implementation would not impact any Federal, State, or locally designated historic resources. As a result, no impacts would occur.

### 18.3 MITIGATION MEASURES:

The Agua Caliente Band of Cahuilla Indians (ACBCI) Tribal Historic Preservation Office (THPO) requests the following mitigation measures:

*Tribal Cultural Resources Mitigation Measures No. 1.* The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

# 19 - UTILITIES AND SERVICE SYSTEMS

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

**SOURCES:**
California Department of Resources Recycling and Recovery (CalRecycle). *Jurisdiction Review Reports.* 2023.
Coachella Valley Water District. *2022-23 Annual Review.* 2023.
Maestro Engineering. *Proposed Site Plan TTM 38447. Sheet 1.* August 16, 2023.
Rancho Mirage, City of. *City of Rancho Mirage 2017 General Plan Update.* Adopted November 16, 2017.

## 19.1 Setting

The City of Rancho Mirage is reviewing an application that would involve the construction of an eight-lot residential development within a 5.04-acre (gross area) project site. The individual units would be arranged around a proposed cul-de-sac roadway with an average curb-to-curb width of 37-feet. The new internal drive aisle would connect to the south side of Via Florencia. Each unit would be provided with an enclosed garage that would accommodate two vehicles. Water and sewer would be provided by the Coachella Valley Water District. The project site's General Plan and Zoning designation is Very Low Density Residential (R-L-2).

**19.2 Discussion of Impacts:**

### a) Less Than Significant Impact:

There are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure located on-site. Therefore, the project's implementation will not require the relocation of any of the aforementioned facilities. The existing unit located on the property is dilapidated and would be replaced. As a result, the potential impacts would be less than significant.

### b) Less Than Significant Impact:

Groundwater is the primary source of domestic water supply in the Coachella Valley. The Coachella Valley Water District (CVWD) is the largest provider of potable water in the valley and currently provides potable water in the project vicinity. CVWD operates more than 100 wells and serves a population of 290,000 in its service areas. CVWD's 2012 adopted Water Management Plan and 2015 Urban Water Management Plan (UWMP) have been developed to assist the agency in reliably meeting current and future water demands in a cost-effective manner. The 2015 UWMP serves as a planning tool that documents actions in support of long-term water resources planning and ensures adequate water supplies are available to meet the existing and future urban water demands. As indicated in Table 10, the proposed project is projected to consume approximately 4,456 gallons of water on a daily basis.

**Table 10**
**Water Consumption (gals/day)**

| Use | Unit | Factor | Generation |
|---|---|---|---|
| Single-family Home | 8 units | 557 gals./unit/day* | 4,456 gals./day |
| **Total** | 8 units | | 4,456 gals./day |

Source: Coachella Valley Water District. *2022-23 Annual Review.* 2023.
*Based on 301 gals./capita/day

The existing water supply facilities and infrastructure will be able to accommodate this additional demand. In addition, the proposed project will be equipped with water efficient fixtures and drought tolerant landscaping will be planted throughout the project site. As a result, the impacts are considered to be less than significant. As a result, the impacts will be less than significant.

### c) Less Than Significant Impact:

The CVWD operates 6 water reclamation plants and maintains more than 1,000 miles of sewer pipelines and more than 30 lift stations that transport wastewater to the nearest treatment facility and nearly 6.3 billion gallons of wastewater is treated yearly. CVWD's peak flow factor of 200 gallons per day per equivalent dwelling unit (EDU), was used to determine the proposed wastewater generation for the project. The site was found to provide approximately 55 EDU and estimates a total wastewater demand of approximately 11,000 gallons per day (gpd), or 0.011 MGD. In addition, wastewater generated by the Project will be conveyed to CVWD Wastewater Reclamation Plant Number 10 in Palm Desert (WRP-10). Per the 2015 CVWD Urban Water

Management Plan, WRP-10 has a capacity to treat 18 million gallons per day (MGD). This plant treats an annual average flow of 10.8 MGD (12,000 AFY) from the activated sludge plant. According to Table 11, the proposed project is expected to generate approximately 1,032 gallons of sewage per day.

**Table 11**
**Wastewater (Effluent) Generation (gals/day)**

| Use | Unit | Factor | Generation |
|---|---|---|---|
| Single Family Residential | 8 units | 129 gals./unit/day* | 1,032 gals./day |
| **Total** | 8 units | | 1,032 gals./day |

Source: Coachella Valley Water District. *2022-23 Annual Review.* 2023.
*Based on 69.6 gals./capita/day

The proposed project's sewage generation will likely be lower since the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current City Code requirements. As a result, the impacts are expected to be less than significant.

### d) Less Than Significant Impact:

Solid waste disposal and recycling services for the City of Rancho Mirage is provided by Burrtec. Solid waste and recycling collected from the proposed project will be hauled to the Edom Hill Transfer Station. Waste from this transfer station is then sent to a permitted landfill or recycling facility outside of the Coachella Valley. These include Badlands Disposal Site, El Sobrante Sanitary Landfill and Lamb Canyon Disposal Site. Cal-Recycle data indicates the Bandlands Disposal site has 15,748,799 cubic yards of remaining capacity, the El Sobrante Landfill has a remaining capacity of 143,977,170 tons of solid waste, and Lamb Canyon Disposal has a remaining solid waste capacity of 19,242,950 cubic yards.

The proposed project is anticipated to generate approximately 127 pounds per day of solid waste (refer to Table 12). The projected quantify of solid waste is limited and can be accommodate by the existing capacity. As a result, the potential impacts are considered to be less than significant.

**Table 12**
**Solid Waste Generation (lbs/day)**

| Use | Unit | Factor | Generation |
|---|---|---|---|
| Single Family Residential | 8 units | 15.9 lbs./unit/day* | 127 lbs./day |
| **Total** | 8 units | | 127 lbs./day |

Source: California Department of Resources Recycling and Recovery (CalRecycle). *Jurisdiction Review Reports.* 2023.
*Based on 8.60 lbs./capita/day

### e) No Impact:

The proposed project, like all other development in Rancho Mirage and Riverside County, would

be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

**19.3 MITIGATION MEASURES:**

None required.

## 20 - WILDFIRE

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

**SOURCES:**
Maestro Engineering. *Proposed Site Plan TTM 38447. Sheet 1*. August 16, 2023.
Rancho Mirage, City of. *City of Rancho Mirage 2017 General Plan Update.* Adopted November 16, 2017.

### 20.1 Setting

The relatively level 5.04-acre site ranges from 310 feet above mean sea level (AMSL) to 320 feet AMSL. The northernmost portion of the project site is occupied by an older single-family residence that is in in a poor state of repair. The only mature trees located within the property are located in the yard areas of this residence. The remainder of the project site consists of both native and non-native shrubs and grasses. The site is dominated by creosote bush (Larrea tridentata).

The proposed project would involve the construction of an eight-lot residential development within a 5.04-acre (gross area) project site. The individual units would be arranged around a proposed cul-de-sac roadway with an average curb-to-curb width of 37-feet. The new internal drive aisle would connect to the south side of Via Florencia. Each unit would be provided with an enclosed

garage that would accommodate two vehicles. Water and sewer would be provided by the Coachella Valley Water District.

**20.2 Discussion of Impacts:**

### a) No Impact:

Surface streets that would be improved would serve the project site and adjacent area. Furthermore, the proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. At no time during construction will adjacent streets be completely closed to traffic. All construction staging must occur on-site. As a result, no impacts would occur.

### b) No Impact:

The project site is located in the midst of an undeveloped area. The proposed project may be exposed to particulate emissions generated by wildland fires in the mountains located to the west of the site. However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. As a result, no impacts would occur.

### c) No Impact:

The project site is not located in an area that is classified as a moderate fire risk severity within a State Responsibility Area (SRA), and therefore will not require the installation of specialized infrastructure such *as fire roads, fuel breaks, or emergency water* sources. As a result, no impacts would occur.

### d) No Impact:

There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. In addition, the site is not located within a moderate fire risk and state responsibility area. Therefore, the project would not expose future residents to flooding or landslides facilitated by runoff flowing down barren and charred slopes. As a result, no impacts would occur.

**20.3 MITIGATION MEASURES:**

None required.

# 21 - MANDATORY FINDINGS OF SIGNIFICANCE

| MANDATORY FINDINGS OF SIGNIFICANCE | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☒ | ☐ | ☐ |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | ☐ | ☐ | ☐ | ☒ |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☒ | ☐ | ☐ |

### 21.1 Setting

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment.

### 21.2 Discussion of Impacts:

#### a) Less than Significant Impact with Mitigation:

The proposed project *would not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife

population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. *As indicated in Chapter 2.1 through 2.20, the proposed project will not result in any significant unmitigable environmental impacts.*

*Biological Resources Mitigation Measure No. 1.*-Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of Project-related ground disturbance. a. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged. b. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.

*Biological Resources Mitigation Measure No. 2.* A focused plant survey should be considered for all special status plant species that have the potential to occur on the site to be performed during the blooming season (April - June) to determine the potential environmental effects of the proposed projects on special status plants and sensitive natural communities following recommended protocols by the Department of Fish and Wildlife.

*Tribal Cultural Resources Mitigation Measure No. 1.* The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

### b) No Impact:

The proposed project *would not* have impacts that are individually limited, but cumulatively considerable. *The environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed herein.*

### c) Less than Significant Impact with Mitigation:

The proposed project *would not* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. *As indicated in Chapter 2.1 through 2.20, the proposed project will not result in any significant unmitigable environmental impacts.*

**21.3 MITIGATION MEASURES:**

*Biological Resources Mitigation Measure No. 1.*-Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section

3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of Project-related ground disturbance. a. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged. b. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.

*Biological Resources Mitigation Measure No. 2.* A focused plant survey should be considered for all special status plant species that have the potential to occur on the site to be performed during the blooming season (April - June) to determine the potential environmental effects of the proposed projects on special status plants and sensitive natural communities following recommended protocols by the Department of Fish and Wildlife.

*Tribal Cultural Resources Mitigation Measure No. 1.* The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

| Table 12: Mitigation Monitoring and Reporting Program | | | |
|---|---|---|---|
| **Mitigation Measure** | **Responsible Agency** | **Timing** | **Verification (Date and Initials)** |
| **AESTHETICS** | | | |
| No Mitigation was required. | | | |
| **AGRICULTURAL RESOURCES** | | | |
| No Mitigation was required. | | | |
| **AIR QUALITY** | | | |
| No Mitigation was required. | | | |
| **BIOLOGICAL RESOURCES** | | | |
| *Biological Resources Mitigation Measure No. 1.*-Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of Project-related ground disturbance. a. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged. b. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.<br><br>*Biological Resources Mitigation Measure No. 2.* A focused plant survey should be considered for all special status plant species that have the potential to occur on the site to be performed during the blooming season (April - June) to determine the potential environmental effects of the proposed projects on special status plants and sensitive natural communities following recommended protocols by the Department of Fish and Wildlife. | City of Rancho Mirage | Prior to commencement of construction | |
| **CULTURAL RESOURCES** | | | |
| No Mitigation was required. | | | |
| **GEOLOGY AND SOILS** | | | |
| No Mitigation was required. | | | |
| **GREENHOUSE GAS EMISSIONS** | | | |
| No Mitigation was required. | | | |
| **HAZARDS AND HAZARDOUS MATERIALS** | | | |
| No Mitigation was required. | | | |
| **HYDROLOGY AND WATER QUALITY** | | | |
| No Mitigation was required. | | | |

| | | | |
|---|---|---|---|
| **LAND USE AND PLANNING** | | | |
| No Mitigation was required. | | | |
| **MINERAL RESOURCES** | | | |
| No Mitigation was required. | | | |
| **NOISE** | | | |
| No Mitigation was required. | | | |
| **POPULATION AND HOUSING** | | | |
| No Mitigation was required. | | | |
| **PUBLIC SERVICES** | | | |
| No Mitigation was required. | | | |
| **RECREATION** | | | |
| No Mitigation was required. | | | |
| **TRANSPORTATION/TRAFFIC** | | | |
| No Mitigation was required. | | | |
| **TRIBAL CULTURAL RESOURCES** | | | |
| *Tribal Cultural Resources Mitigation Measure No. 1.* The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office. | City of Rancho Mirage | Prior to commencement of construction and ends when construction is complete. | |
| **UTILITIES AND SERVICE SYSTEMS** | | | |
| No Mitigation was required. | | | |

# CHAPTER 3: REFERENCES

The references that were consulted have been identified using footnotes.

# CHAPTER 4: APPENDICES

Appendix A – Air Quality Worksheets

Appendix B – Biological Study

Appendix C – Cultural Study

Appendix D – Energy Worksheets

Appendix E – Hydrology Study

Appendix F – Tribal Consultation Letters

# CHAPTER 5: REPORT PREPARERS

## Lead Agency

City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, California 92270

## Subconsultants

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RNCH 003 - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

# RNCH 003

**South Coast AQMD Air District, Summer**

## 1.0 Project Characteristics

### 1.1 Land Usage

| Land Uses | Size | Metric | Lot Acreage | Floor Surface Area | Population |
|---|---|---|---|---|---|
| Single Family Housing | 8.00 | Dwelling Unit | 2.60 | 14,400.00 | 23 |

### 1.2 Other Project Characteristics

| | | | | | |
|---|---|---|---|---|---|
| **Urbanization** | Urban | **Wind Speed (m/s)** | 2.2 | **Precipitation Freq (Days)** | 31 |
| **Climate Zone** | 10 | | | **Operational Year** | 2026 |
| **Utility Company** | Southern California Edison | | | | |
| **CO2 Intensity (lb/MWhr)** | 390.98 | **CH4 Intensity (lb/MWhr)** | 0.033 | **N2O Intensity (lb/MWhr)** | 0.004 |

### 1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

| Table Name | Column Name | Default Value | New Value |
|---|---|---|---|

## 2.0 Emissions Summary

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 2.1 Overall Construction (Maximum Daily Emission)

### Unmitigated Construction

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Year | lb/day | | | | | | | | | | lb/day | | | | | |
| 2024 | 9.1942 | 13.9116 | 14.2122 | 0.0255 | 7.1944 | 0.6319 | 7.7672 | 3.4544 | 0.5902 | 3.9814 | 0.0000 | 2,450.5044 | 2,450.5044 | 0.7694 | 3.4300e-003 | 2,470.2417 |
| 2025 | 9.1841 | 1.1472 | 1.8396 | 3.0600e-003 | 0.0112 | 0.0516 | 0.0627 | 2.9600e-003 | 0.0516 | 0.0545 | 0.0000 | 290.7273 | 290.7273 | 0.0156 | 2.0000e-004 | 291.1746 |
| **Maximum** | **9.1942** | **13.9116** | **14.2122** | **0.0255** | **7.1944** | **0.6319** | **7.7672** | **3.4544** | **0.5902** | **3.9814** | **0.0000** | **2,450.5044** | **2,450.5044** | **0.7694** | **3.4300e-003** | **2,470.2417** |

### Mitigated Construction

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Year | lb/day | | | | | | | | | | lb/day | | | | | |
| 2024 | 9.1942 | 13.9116 | 14.2122 | 0.0255 | 7.1944 | 0.6319 | 7.7672 | 3.4544 | 0.5902 | 3.9814 | 0.0000 | 2,450.5044 | 2,450.5044 | 0.7694 | 3.4300e-003 | 2,470.2417 |
| 2025 | 9.1841 | 1.1472 | 1.8396 | 3.0600e-003 | 0.0112 | 0.0516 | 0.0627 | 2.9600e-003 | 0.0516 | 0.0545 | 0.0000 | 290.7273 | 290.7273 | 0.0156 | 2.0000e-004 | 291.1746 |
| **Maximum** | **9.1942** | **13.9116** | **14.2122** | **0.0255** | **7.1944** | **0.6319** | **7.7672** | **3.4544** | **0.5902** | **3.9814** | **0.0000** | **2,450.5044** | **2,450.5044** | **0.7694** | **3.4300e-003** | **2,470.2417** |

RNCH 003 - South Coast AQMD Air District, Summer

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio-CO2 | Total CO2 | CH4 | N20 | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Percent Reduction | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 2.2 Overall Operational

### Unmitigated Operational

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Area | 2.4259 | 0.1736 | 4.7278 | 0.0104 | | 0.6148 | 0.6148 | | 0.6148 | 0.6148 | 74.9354 | 145.1884 | 220.1238 | 0.2246 | 5.0900e-003 | 227.2547 |
| Energy | 6.6900e-003 | 0.0571 | 0.0243 | 3.6000e-004 | | 4.6200e-003 | 4.6200e-003 | | 4.6200e-003 | 4.6200e-003 | | 72.9397 | 72.9397 | 1.4000e-003 | 1.3400e-003 | 73.3732 |
| Mobile | 0.2121 | 0.2182 | 2.1155 | 4.9200e-003 | 0.5496 | 3.4200e-003 | 0.5530 | 0.1465 | 3.1800e-003 | 0.1496 | | 501.6702 | 501.6702 | 0.0303 | 0.0204 | 508.5139 |
| **Total** | **2.6447** | **0.4489** | **6.8676** | **0.0157** | **0.5496** | **0.6228** | **1.1724** | **0.1465** | **0.6226** | **0.7690** | **74.9354** | **719.7983** | **794.7337** | **0.2563** | **0.0269** | **809.1418** |

### Mitigated Operational

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Area | 2.4259 | 0.1736 | 4.7278 | 0.0104 | | 0.6148 | 0.6148 | | 0.6148 | 0.6148 | 74.9354 | 145.1884 | 220.1238 | 0.2246 | 5.0900e-003 | 227.2547 |
| Energy | 6.6900e-003 | 0.0571 | 0.0243 | 3.6000e-004 | | 4.6200e-003 | 4.6200e-003 | | 4.6200e-003 | 4.6200e-003 | | 72.9397 | 72.9397 | 1.4000e-003 | 1.3400e-003 | 73.3732 |
| Mobile | 0.2121 | 0.2182 | 2.1155 | 4.9200e-003 | 0.5496 | 3.4200e-003 | 0.5530 | 0.1465 | 3.1800e-003 | 0.1496 | | 501.6702 | 501.6702 | 0.0303 | 0.0204 | 508.5139 |
| **Total** | **2.6447** | **0.4489** | **6.8676** | **0.0157** | **0.5496** | **0.6228** | **1.1724** | **0.1465** | **0.6226** | **0.7690** | **74.9354** | **719.7983** | **794.7337** | **0.2563** | **0.0269** | **809.1418** |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio-CO2 | Total CO2 | CH4 | N20 | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Percent Reduction | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

## 3.0 Construction Detail

### Construction Phase

| Phase Number | Phase Name | Phase Type | Start Date | End Date | Num Days Week | Num Days | Phase Description |
|---|---|---|---|---|---|---|---|
| 1 | Demolition | Demolition | 1/1/2024 | 1/26/2024 | 5 | 20 | |
| 2 | Site Preparation | Site Preparation | 1/27/2024 | 1/31/2024 | 5 | 3 | |
| 3 | Grading | Grading | 2/1/2024 | 2/8/2024 | 5 | 6 | |
| 4 | Building Construction | Building Construction | 2/9/2024 | 12/12/2024 | 5 | 220 | |
| 5 | Paving | Paving | 12/13/2024 | 12/26/2024 | 5 | 10 | |
| 6 | Architectural Coating | Architectural Coating | 12/27/2024 | 1/9/2025 | 5 | 10 | |

**Acres of Grading (Site Preparation Phase): 4.5**

**Acres of Grading (Grading Phase): 6**

**Acres of Paving: 0**

**Residential Indoor: 29,160; Residential Outdoor: 9,720; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)**

### OffRoad Equipment

| Phase Name | Offroad Equipment Type | Amount | Usage Hours | Horse Power | Load Factor |
|---|---|---|---|---|---|
| Architectural Coating | Air Compressors | 1 | 6.00 | 78 | 0.48 |
| Paving | Cement and Mortar Mixers | 1 | 8.00 | 9 | 0.56 |
| Demolition | Concrete/Industrial Saws | 1 | 8.00 | 81 | 0.73 |
| Building Construction | Cranes | 1 | 8.00 | 231 | 0.29 |
| Building Construction | Forklifts | 2 | 7.00 | 89 | 0.20 |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

| | | | | | |
|---|---|---|---|---|---|
| Building Construction | Generator Sets | 1 | 8.00 | 84 | 0.74 |
| Grading | Graders | 1 | 8.00 | 187 | 0.41 |
| Site Preparation | Graders | 1 | 8.00 | 187 | 0.41 |
| Paving | Pavers | 1 | 8.00 | 130 | 0.42 |
| Paving | Paving Equipment | 1 | 8.00 | 132 | 0.36 |
| Paving | Rollers | 2 | 8.00 | 80 | 0.38 |
| Demolition | Rubber Tired Dozers | 1 | 8.00 | 247 | 0.40 |
| Grading | Rubber Tired Dozers | 1 | 8.00 | 247 | 0.40 |
| Site Preparation | Scrapers | 1 | 8.00 | 367 | 0.48 |
| Building Construction | Tractors/Loaders/Backhoes | 1 | 6.00 | 97 | 0.37 |
| Demolition | Tractors/Loaders/Backhoes | 3 | 8.00 | 97 | 0.37 |
| Grading | Tractors/Loaders/Backhoes | 2 | 7.00 | 97 | 0.37 |
| Paving | Tractors/Loaders/Backhoes | 1 | 8.00 | 97 | 0.37 |
| Site Preparation | Tractors/Loaders/Backhoes | 1 | 7.00 | 97 | 0.37 |
| Building Construction | Welders | 3 | 8.00 | 46 | 0.45 |

**Trips and VMT**

| Phase Name | Offroad Equipment Count | Worker Trip Number | Vendor Trip Number | Hauling Trip Number | Worker Trip Length | Vendor Trip Length | Hauling Trip Length | Worker Vehicle Class | Vendor Vehicle Class | Hauling Vehicle Class |
|---|---|---|---|---|---|---|---|---|---|---|
| Architectural Coating | 1 | 1.00 | 0.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |
| Building Construction | 8 | 3.00 | 1.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |
| Demolition | 5 | 13.00 | 0.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |
| Grading | 4 | 10.00 | 0.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |
| Paving | 6 | 15.00 | 0.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |
| Site Preparation | 3 | 8.00 | 0.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |

## 3.1 Mitigation Measures Construction

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 3.2 Demolition - 2024

### Unmitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Off-Road | 1.4397 | 13.8867 | 13.4879 | 0.0241 | | 0.6311 | 0.6311 | | 0.5895 | 0.5895 | | 2,324.9459 | 2,324.9459 | 0.5884 | | 2,339.6562 |
| **Total** | **1.4397** | **13.8867** | **13.4879** | **0.0241** | | **0.6311** | **0.6311** | | **0.5895** | **0.5895** | | **2,324.9459** | **2,324.9459** | **0.5884** | | **2,339.6562** |

### Unmitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Worker | 0.0387 | 0.0249 | 0.4247 | 1.2400e-003 | 0.1453 | 7.8000e-004 | 0.1461 | 0.0385 | 7.2000e-004 | 0.0393 | | 124.8862 | 124.8862 | 2.8200e-003 | 2.7400e-003 | 125.7721 |
| **Total** | **0.0387** | **0.0249** | **0.4247** | **1.2400e-003** | **0.1453** | **7.8000e-004** | **0.1461** | **0.0385** | **7.2000e-004** | **0.0393** | | **124.8862** | **124.8862** | **2.8200e-003** | **2.7400e-003** | **125.7721** |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 3.2 Demolition - 2024

### Mitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Off-Road | 1.4397 | 13.8867 | 13.4879 | 0.0241 | | 0.6311 | 0.6311 | | 0.5895 | 0.5895 | 0.0000 | 2,324.9459 | 2,324.9459 | 0.5884 | | 2,339.6562 |
| **Total** | **1.4397** | **13.8867** | **13.4879** | **0.0241** | | **0.6311** | **0.6311** | | **0.5895** | **0.5895** | **0.0000** | **2,324.9459** | **2,324.9459** | **0.5884** | | **2,339.6562** |

### Mitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Worker | 0.0387 | 0.0249 | 0.4247 | 1.2400e-003 | 0.1453 | 7.8000e-004 | 0.1461 | 0.0385 | 7.2000e-004 | 0.0393 | | 124.8862 | 124.8862 | 2.8200e-003 | 2.7400e-003 | 125.7721 |
| **Total** | **0.0387** | **0.0249** | **0.4247** | **1.2400e-003** | **0.1453** | **7.8000e-004** | **0.1461** | **0.0385** | **7.2000e-004** | **0.0393** | | **124.8862** | **124.8862** | **2.8200e-003** | **2.7400e-003** | **125.7721** |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 3.3 Site Preparation - 2024

### Unmitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Fugitive Dust | | | | | 1.5908 | 0.0000 | 1.5908 | 0.1718 | 0.0000 | 0.1718 | | | 0.0000 | | | 0.0000 |
| Off-Road | 1.2406 | 13.1186 | 9.5796 | 0.0245 | | 0.4971 | 0.4971 | | 0.4573 | 0.4573 | | 2,373.6514 | 2,373.6514 | 0.7677 | | 2,392.8435 |
| **Total** | **1.2406** | **13.1186** | **9.5796** | **0.0245** | **1.5908** | **0.4971** | **2.0878** | **0.1718** | **0.4573** | **0.6291** | | **2,373.6514** | **2,373.6514** | **0.7677** | | **2,392.8435** |

### Unmitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Worker | 0.0238 | 0.0153 | 0.2614 | 7.6000e-004 | 0.0894 | 4.8000e-004 | 0.0899 | 0.0237 | 4.4000e-004 | 0.0242 | | 76.8531 | 76.8531 | 1.7400e-003 | 1.6800e-003 | 77.3982 |
| **Total** | **0.0238** | **0.0153** | **0.2614** | **7.6000e-004** | **0.0894** | **4.8000e-004** | **0.0899** | **0.0237** | **4.4000e-004** | **0.0242** | | **76.8531** | **76.8531** | **1.7400e-003** | **1.6800e-003** | **77.3982** |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 3.3 Site Preparation - 2024

### Mitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Fugitive Dust | | | | | 1.5908 | 0.0000 | 1.5908 | 0.1718 | 0.0000 | 0.1718 | | | 0.0000 | | | 0.0000 |
| Off-Road | 1.2406 | 13.1186 | 9.5796 | 0.0245 | | 0.4971 | 0.4971 | | 0.4573 | 0.4573 | 0.0000 | 2,373.6514 | 2,373.6514 | 0.7677 | | 2,392.8435 |
| **Total** | **1.2406** | **13.1186** | **9.5796** | **0.0245** | **1.5908** | **0.4971** | **2.0878** | **0.1718** | **0.4573** | **0.6291** | **0.0000** | **2,373.6514** | **2,373.6514** | **0.7677** | | **2,392.8435** |

### Mitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Worker | 0.0238 | 0.0153 | 0.2614 | 7.6000e-004 | 0.0894 | 4.8000e-004 | 0.0899 | 0.0237 | 4.4000e-004 | 0.0242 | | 76.8531 | 76.8531 | 1.7400e-003 | 1.6800e-003 | 77.3982 |
| **Total** | **0.0238** | **0.0153** | **0.2614** | **7.6000e-004** | **0.0894** | **4.8000e-004** | **0.0899** | **0.0237** | **4.4000e-004** | **0.0242** | | **76.8531** | **76.8531** | **1.7400e-003** | **1.6800e-003** | **77.3982** |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 3.4 Grading - 2024

### Unmitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Fugitive Dust | | | | | 7.0826 | 0.0000 | 7.0826 | 3.4247 | 0.0000 | 3.4247 | | | 0.0000 | | | 0.0000 |
| Off-Road | 1.3015 | 13.8178 | 8.6998 | 0.0206 | | 0.5722 | 0.5722 | | 0.5265 | 0.5265 | | 1,995.5803 | 1,995.5803 | 0.6454 | | 2,011.7155 |
| **Total** | **1.3015** | **13.8178** | **8.6998** | **0.0206** | **7.0826** | **0.5722** | **7.6548** | **3.4247** | **0.5265** | **3.9512** | | **1,995.5803** | **1,995.5803** | **0.6454** | | **2,011.7155** |

### Unmitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Worker | 0.0298 | 0.0191 | 0.3267 | 9.5000e-004 | 0.1118 | 6.0000e-004 | 0.1124 | 0.0296 | 5.5000e-004 | 0.0302 | | 96.0663 | 96.0663 | 2.1700e-003 | 2.1000e-003 | 96.7477 |
| **Total** | **0.0298** | **0.0191** | **0.3267** | **9.5000e-004** | **0.1118** | **6.0000e-004** | **0.1124** | **0.0296** | **5.5000e-004** | **0.0302** | | **96.0663** | **96.0663** | **2.1700e-003** | **2.1000e-003** | **96.7477** |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 3.4 Grading - 2024

### Mitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Fugitive Dust | | | | | 7.0826 | 0.0000 | 7.0826 | 3.4247 | 0.0000 | 3.4247 | | | 0.0000 | | | 0.0000 |
| Off-Road | 1.3015 | 13.8178 | 8.6998 | 0.0206 | | 0.5722 | 0.5722 | | 0.5265 | 0.5265 | 0.0000 | 1,995.5803 | 1,995.5803 | 0.6454 | | 2,011.7155 |
| **Total** | **1.3015** | **13.8178** | **8.6998** | **0.0206** | **7.0826** | **0.5722** | **7.6548** | **3.4247** | **0.5265** | **3.9512** | **0.0000** | **1,995.5803** | **1,995.5803** | **0.6454** | | **2,011.7155** |

### Mitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Worker | 0.0298 | 0.0191 | 0.3267 | 9.5000e-004 | 0.1118 | 6.0000e-004 | 0.1124 | 0.0296 | 5.5000e-004 | 0.0302 | | 96.0663 | 96.0663 | 2.1700e-003 | 2.1000e-003 | 96.7477 |
| **Total** | **0.0298** | **0.0191** | **0.3267** | **9.5000e-004** | **0.1118** | **6.0000e-004** | **0.1124** | **0.0296** | **5.5000e-004** | **0.0302** | | **96.0663** | **96.0663** | **2.1700e-003** | **2.1000e-003** | **96.7477** |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 3.5 Building Construction - 2024

### Unmitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Off-Road | 1.5971 | 12.8235 | 14.1002 | 0.0250 | | 0.5381 | 0.5381 | | 0.5153 | 0.5153 | | 2,289.6541 | 2,289.6541 | 0.4265 | | 2,300.3154 |
| **Total** | **1.5971** | **12.8235** | **14.1002** | **0.0250** | | **0.5381** | **0.5381** | | **0.5153** | **0.5153** | | **2,289.6541** | **2,289.6541** | **0.4265** | | **2,300.3154** |

### Unmitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 1.0800e-003 | 0.0365 | 0.0141 | 1.8000e-004 | 6.4000e-003 | 2.1000e-004 | 6.6200e-003 | 1.8400e-003 | 2.0000e-004 | 2.0500e-003 | | 19.3211 | 19.3211 | 6.6000e-004 | 2.8000e-003 | 20.1723 |
| Worker | 8.9400e-003 | 5.7400e-003 | 0.0980 | 2.9000e-004 | 0.0335 | 1.8000e-004 | 0.0337 | 8.8900e-003 | 1.7000e-004 | 9.0600e-003 | | 28.8199 | 28.8199 | 6.5000e-004 | 6.3000e-004 | 29.0243 |
| **Total** | **0.0100** | **0.0422** | **0.1121** | **4.7000e-004** | **0.0399** | **3.9000e-004** | **0.0403** | **0.0107** | **3.7000e-004** | **0.0111** | | **48.1410** | **48.1410** | **1.3100e-003** | **3.4300e-003** | **49.1966** |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 3.5 Building Construction - 2024

### Mitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Off-Road | 1.5971 | 12.8235 | 14.1002 | 0.0250 | | 0.5381 | 0.5381 | | 0.5153 | 0.5153 | 0.0000 | 2,289.6541 | 2,289.6541 | 0.4265 | | 2,300.3154 |
| **Total** | **1.5971** | **12.8235** | **14.1002** | **0.0250** | | **0.5381** | **0.5381** | | **0.5153** | **0.5153** | **0.0000** | **2,289.6541** | **2,289.6541** | **0.4265** | | **2,300.3154** |

### Mitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 1.0800e-003 | 0.0365 | 0.0141 | 1.8000e-004 | 6.4000e-003 | 2.1000e-004 | 6.6200e-003 | 1.8400e-003 | 2.0000e-004 | 2.0500e-003 | | 19.3211 | 19.3211 | 6.6000e-004 | 2.8000e-003 | 20.1723 |
| Worker | 8.9400e-003 | 5.7400e-003 | 0.0980 | 2.9000e-004 | 0.0335 | 1.8000e-004 | 0.0337 | 8.8900e-003 | 1.7000e-004 | 9.0600e-003 | | 28.8199 | 28.8199 | 6.5000e-004 | 6.3000e-004 | 29.0243 |
| **Total** | **0.0100** | **0.0422** | **0.1121** | **4.7000e-004** | **0.0399** | **3.9000e-004** | **0.0403** | **0.0107** | **3.7000e-004** | **0.0111** | | **48.1410** | **48.1410** | **1.3100e-003** | **3.4300e-003** | **49.1966** |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 3.6 Paving - 2024

### Unmitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Off-Road | 0.8425 | 8.1030 | 11.7069 | 0.0179 | | 0.3957 | 0.3957 | | 0.3652 | 0.3652 | | 1,710.2024 | 1,710.2024 | 0.5420 | | 1,723.7529 |
| Paving | 0.0000 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| **Total** | **0.8425** | **8.1030** | **11.7069** | **0.0179** | | **0.3957** | **0.3957** | | **0.3652** | **0.3652** | | **1,710.2024** | **1,710.2024** | **0.5420** | | **1,723.7529** |

### Unmitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Worker | 0.0447 | 0.0287 | 0.4900 | 1.4300e-003 | 0.1677 | 9.0000e-004 | 0.1686 | 0.0445 | 8.3000e-004 | 0.0453 | | 144.0995 | 144.0995 | 3.2600e-003 | 3.1600e-003 | 145.1216 |
| **Total** | **0.0447** | **0.0287** | **0.4900** | **1.4300e-003** | **0.1677** | **9.0000e-004** | **0.1686** | **0.0445** | **8.3000e-004** | **0.0453** | | **144.0995** | **144.0995** | **3.2600e-003** | **3.1600e-003** | **145.1216** |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 3.6 Paving - 2024

### Mitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Off-Road | 0.8425 | 8.1030 | 11.7069 | 0.0179 | | 0.3957 | 0.3957 | | 0.3652 | 0.3652 | 0.0000 | 1,710.2024 | 1,710.2024 | 0.5420 | | 1,723.7529 |
| Paving | 0.0000 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| **Total** | **0.8425** | **8.1030** | **11.7069** | **0.0179** | | **0.3957** | **0.3957** | | **0.3652** | **0.3652** | **0.0000** | **1,710.2024** | **1,710.2024** | **0.5420** | | **1,723.7529** |

### Mitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Worker | 0.0447 | 0.0287 | 0.4900 | 1.4300e-003 | 0.1677 | 9.0000e-004 | 0.1686 | 0.0445 | 8.3000e-004 | 0.0453 | | 144.0995 | 144.0995 | 3.2600e-003 | 3.1600e-003 | 145.1216 |
| **Total** | **0.0447** | **0.0287** | **0.4900** | **1.4300e-003** | **0.1677** | **9.0000e-004** | **0.1686** | **0.0445** | **8.3000e-004** | **0.0453** | | **144.0995** | **144.0995** | **3.2600e-003** | **3.1600e-003** | **145.1216** |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 3.7 Architectural Coating - 2024

### Unmitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Archit. Coating | 9.0104 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Off-Road | 0.1808 | 1.2188 | 1.8101 | 2.9700e-003 | | 0.0609 | 0.0609 | | 0.0609 | 0.0609 | | 281.4481 | 281.4481 | 0.0159 | | 281.8443 |
| **Total** | **9.1912** | **1.2188** | **1.8101** | **2.9700e-003** | | **0.0609** | **0.0609** | | **0.0609** | **0.0609** | | **281.4481** | **281.4481** | **0.0159** | | **281.8443** |

### Unmitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Worker | 2.9800e-003 | 1.9100e-003 | 0.0327 | 1.0000e-004 | 0.0112 | 6.0000e-005 | 0.0112 | 2.9600e-003 | 6.0000e-005 | 3.0200e-003 | | 9.6066 | 9.6066 | 2.2000e-004 | 2.1000e-004 | 9.6748 |
| **Total** | **2.9800e-003** | **1.9100e-003** | **0.0327** | **1.0000e-004** | **0.0112** | **6.0000e-005** | **0.0112** | **2.9600e-003** | **6.0000e-005** | **3.0200e-003** | | **9.6066** | **9.6066** | **2.2000e-004** | **2.1000e-004** | **9.6748** |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 3.7 Architectural Coating - 2024

### Mitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Archit. Coating | 9.0104 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Off-Road | 0.1808 | 1.2188 | 1.8101 | 2.9700e-003 | | 0.0609 | 0.0609 | | 0.0609 | 0.0609 | 0.0000 | 281.4481 | 281.4481 | 0.0159 | | 281.8443 |
| **Total** | **9.1912** | **1.2188** | **1.8101** | **2.9700e-003** | | **0.0609** | **0.0609** | | **0.0609** | **0.0609** | **0.0000** | **281.4481** | **281.4481** | **0.0159** | | **281.8443** |

### Mitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Worker | 2.9800e-003 | 1.9100e-003 | 0.0327 | 1.0000e-004 | 0.0112 | 6.0000e-005 | 0.0112 | 2.9600e-003 | 6.0000e-005 | 3.0200e-003 | | 9.6066 | 9.6066 | 2.2000e-004 | 2.1000e-004 | 9.6748 |
| **Total** | **2.9800e-003** | **1.9100e-003** | **0.0327** | **1.0000e-004** | **0.0112** | **6.0000e-005** | **0.0112** | **2.9600e-003** | **6.0000e-005** | **3.0200e-003** | | **9.6066** | **9.6066** | **2.2000e-004** | **2.1000e-004** | **9.6748** |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 3.7 Architectural Coating - 2025

### Unmitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Archit. Coating | 9.0104 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Off-Road | 0.1709 | 1.1455 | 1.8091 | 2.9700e-003 | | 0.0515 | 0.0515 | | 0.0515 | 0.0515 | | 281.4481 | 281.4481 | 0.0154 | | 281.8319 |
| **Total** | **9.1813** | **1.1455** | **1.8091** | **2.9700e-003** | | **0.0515** | **0.0515** | | **0.0515** | **0.0515** | | **281.4481** | **281.4481** | **0.0154** | | **281.8319** |

### Unmitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Worker | 2.7900e-003 | 1.7200e-003 | 0.0304 | 9.0000e-005 | 0.0112 | 6.0000e-005 | 0.0112 | 2.9600e-003 | 5.0000e-005 | 3.0200e-003 | | 9.2792 | 9.2792 | 2.0000e-004 | 2.0000e-004 | 9.3428 |
| **Total** | **2.7900e-003** | **1.7200e-003** | **0.0304** | **9.0000e-005** | **0.0112** | **6.0000e-005** | **0.0112** | **2.9600e-003** | **5.0000e-005** | **3.0200e-003** | | **9.2792** | **9.2792** | **2.0000e-004** | **2.0000e-004** | **9.3428** |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 3.7 Architectural Coating - 2025

### Mitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Archit. Coating | 9.0104 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Off-Road | 0.1709 | 1.1455 | 1.8091 | 2.9700e-003 | | 0.0515 | 0.0515 | | 0.0515 | 0.0515 | 0.0000 | 281.4481 | 281.4481 | 0.0154 | | 281.8319 |
| **Total** | **9.1813** | **1.1455** | **1.8091** | **2.9700e-003** | | **0.0515** | **0.0515** | | **0.0515** | **0.0515** | **0.0000** | **281.4481** | **281.4481** | **0.0154** | | **281.8319** |

### Mitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Worker | 2.7900e-003 | 1.7200e-003 | 0.0304 | 9.0000e-005 | 0.0112 | 6.0000e-005 | 0.0112 | 2.9600e-003 | 5.0000e-005 | 3.0200e-003 | | 9.2792 | 9.2792 | 2.0000e-004 | 2.0000e-004 | 9.3428 |
| **Total** | **2.7900e-003** | **1.7200e-003** | **0.0304** | **9.0000e-005** | **0.0112** | **6.0000e-005** | **0.0112** | **2.9600e-003** | **5.0000e-005** | **3.0200e-003** | | **9.2792** | **9.2792** | **2.0000e-004** | **2.0000e-004** | **9.3428** |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

# 4.0 Operational Detail - Mobile

## 4.1 Mitigation Measures Mobile

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Mitigated | 0.2121 | 0.2182 | 2.1155 | 4.9200e-003 | 0.5496 | 3.4200e-003 | 0.5530 | 0.1465 | 3.1800e-003 | 0.1496 | | 501.6702 | 501.6702 | 0.0303 | 0.0204 | 508.5139 |
| Unmitigated | 0.2121 | 0.2182 | 2.1155 | 4.9200e-003 | 0.5496 | 3.4200e-003 | 0.5530 | 0.1465 | 3.1800e-003 | 0.1496 | | 501.6702 | 501.6702 | 0.0303 | 0.0204 | 508.5139 |

## 4.2 Trip Summary Information

| | Average Daily Trip Rate | | | Unmitigated | Mitigated |
|---|---|---|---|---|---|
| Land Use | Weekday | Saturday | Sunday | Annual VMT | Annual VMT |
| Single Family Housing | 75.52 | 76.32 | 68.40 | 254,978 | 254,978 |
| Total | 75.52 | 76.32 | 68.40 | 254,978 | 254,978 |

## 4.3 Trip Type Information

| | Miles | | | Trip % | | | Trip Purpose % | | |
|---|---|---|---|---|---|---|---|---|---|
| Land Use | H-W or C-W | H-S or C-C | H-O or C-NW | H-W or C-W | H-S or C-C | H-O or C-NW | Primary | Diverted | Pass-by |
| Single Family Housing | 14.70 | 5.90 | 8.70 | 40.20 | 19.20 | 40.60 | 86 | 11 | 3 |

## 4.4 Fleet Mix

| Land Use | LDA | LDT1 | LDT2 | MDV | LHD1 | LHD2 | MHD | HHD | OBUS | UBUS | MCY | SBUS | MH |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single Family Housing | 0.540893 | 0.062748 | 0.186142 | 0.127785 | 0.023768 | 0.006610 | 0.012333 | 0.009205 | 0.000817 | 0.000491 | 0.024860 | 0.000754 | 0.003594 |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 5.0 Energy Detail

Historical Energy Use: N

### 5.1 Mitigation Measures Energy

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| NaturalGas Mitigated | 6.6900e-003 | 0.0571 | 0.0243 | 3.6000e-004 | | 4.6200e-003 | 4.6200e-003 | | 4.6200e-003 | 4.6200e-003 | | 72.9397 | 72.9397 | 1.4000e-003 | 1.3400e-003 | 73.3732 |
| NaturalGas Unmitigated | 6.6900e-003 | 0.0571 | 0.0243 | 3.6000e-004 | | 4.6200e-003 | 4.6200e-003 | | 4.6200e-003 | 4.6200e-003 | | 72.9397 | 72.9397 | 1.4000e-003 | 1.3400e-003 | 73.3732 |

### 5.2 Energy by Land Use - NaturalGas

**Unmitigated**

| | NaturalGas Use | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Land Use | kBTU/yr | lb/day | | | | | | | | | | lb/day | | | | | |
| Single Family Housing | 619.988 | 6.6900e-003 | 0.0571 | 0.0243 | 3.6000e-004 | | 4.6200e-003 | 4.6200e-003 | | 4.6200e-003 | 4.6200e-003 | | 72.9397 | 72.9397 | 1.4000e-003 | 1.3400e-003 | 73.3732 |
| **Total** | | **6.6900e-003** | **0.0571** | **0.0243** | **3.6000e-004** | | **4.6200e-003** | **4.6200e-003** | | **4.6200e-003** | **4.6200e-003** | | **72.9397** | **72.9397** | **1.4000e-003** | **1.3400e-003** | **73.3732** |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 5.2 Energy by Land Use - NaturalGas

**Mitigated**

| | NaturalGas Use | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Land Use | kBTU/yr | lb/day | | | | | | | | | | lb/day | | | | | |
| Single Family Housing | 0.619988 | 6.6900e-003 | 0.0571 | 0.0243 | 3.6000e-004 | | 4.6200e-003 | 4.6200e-003 | | 4.6200e-003 | 4.6200e-003 | | 72.9397 | 72.9397 | 1.4000e-003 | 1.3400e-003 | 73.3732 |
| **Total** | | **6.6900e-003** | **0.0571** | **0.0243** | **3.6000e-004** | | **4.6200e-003** | **4.6200e-003** | | **4.6200e-003** | **4.6200e-003** | | **72.9397** | **72.9397** | **1.4000e-003** | **1.3400e-003** | **73.3732** |

# 6.0 Area Detail

## 6.1 Mitigation Measures Area

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Mitigated | 2.4259 | 0.1736 | 4.7278 | 0.0104 | | 0.6148 | 0.6148 | | 0.6148 | 0.6148 | 74.9354 | 145.1884 | 220.1238 | 0.2246 | 5.0900e-003 | 227.2547 |
| Unmitigated | 2.4259 | 0.1736 | 4.7278 | 0.0104 | | 0.6148 | 0.6148 | | 0.6148 | 0.6148 | 74.9354 | 145.1884 | 220.1238 | 0.2246 | 5.0900e-003 | 227.2547 |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 6.2 Area by SubCategory

**Unmitigated**

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SubCategory | lb/day | | | | | | | | | | lb/day | | | | | |
| Architectural Coating | 0.0247 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Consumer Products | 0.2851 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Hearth | 2.0963 | 0.1660 | 4.0684 | 0.0104 | | 0.6111 | 0.6111 | | 0.6111 | 0.6111 | 74.9354 | 144.0000 | 218.9354 | 0.2235 | 5.0900e-003 | 226.0378 |
| Landscaping | 0.0198 | 7.6000e-003 | 0.6594 | 3.0000e-005 | | 3.6600e-003 | 3.6600e-003 | | 3.6600e-003 | 3.6600e-003 | | 1.1884 | 1.1884 | 1.1400e-003 | | 1.2169 |
| **Total** | **2.4259** | **0.1736** | **4.7278** | **0.0104** | | **0.6148** | **0.6148** | | **0.6148** | **0.6148** | **74.9354** | **145.1884** | **220.1238** | **0.2246** | **5.0900e-003** | **227.2547** |

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 6.2 Area by SubCategory

**Mitigated**

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SubCategory | lb/day | | | | | | | | | | lb/day | | | | | |
| Architectural Coating | 0.0247 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Consumer Products | 0.2851 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Hearth | 2.0963 | 0.1660 | 4.0684 | 0.0104 | | 0.6111 | 0.6111 | | 0.6111 | 0.6111 | 74.9354 | 144.0000 | 218.9354 | 0.2235 | 5.0900e-003 | 226.0378 |
| Landscaping | 0.0198 | 7.6000e-003 | 0.6594 | 3.0000e-005 | | 3.6600e-003 | 3.6600e-003 | | 3.6600e-003 | 3.6600e-003 | | 1.1884 | 1.1884 | 1.1400e-003 | | 1.2169 |
| **Total** | **2.4259** | **0.1736** | **4.7278** | **0.0104** | | **0.6148** | **0.6148** | | **0.6148** | **0.6148** | **74.9354** | **145.1884** | **220.1238** | **0.2246** | **5.0900e-003** | **227.2547** |

# 7.0 Water Detail

## 7.1 Mitigation Measures Water

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**

## 8.0 Waste Detail

### 8.1 Mitigation Measures Waste

## 9.0 Operational Offroad

| Equipment Type | Number | Hours/Day | Days/Year | Horse Power | Load Factor | Fuel Type |
|---|---|---|---|---|---|---|

## 10.0 Stationary Equipment

**Fire Pumps and Emergency Generators**

| Equipment Type | Number | Hours/Day | Hours/Year | Horse Power | Load Factor | Fuel Type |
|---|---|---|---|---|---|---|

**Boilers**

| Equipment Type | Number | Heat Input/Day | Heat Input/Year | Boiler Rating | Fuel Type |
|---|---|---|---|---|---|

**User Defined Equipment**

| Equipment Type | Number |
|---|---|

## 11.0 Vegetation

# GENERAL BIOLOGICAL RESOURCES ASSESSMENT

**RANCHO MIRAGE, RIVERSIDE COUNTY, CALIFORNIA**
**(Township 4 South, Range 6 East, Section 30)**
**(APN: 685-100-012)**

***Prepared for:***

**Lucy Duran**

***Prepared by:***

**RCA Associates, Inc.**
**15555 Main Street, #D4-235**
**Hesperia, California 92345**
**(760) 596-0017**

**Principal Investigators:**
**Ryan Hunter, Senior Environmental Scientist/Biologist**
**Brian Bunyi, Environmental Scientist/Wildlife Biologist**

**Project: #2022-172 BA**

**November 22, 2022**

# TITLE PAGE

| | |
|---|---|
| **Date Report Written:** | **November 22, 2022** |
| **Date Field Work Completed:** | **November 15, 2022** |
| **Report Title:** | **General Biological Resources Assessment** |
| **Project Location:** | **35335 Via Josefina**<br>**Rancho Mirage, California**<br>**APN: 685-100-012**<br>**TTM: 38447** |
| **Prepared for:** | **Lucy Duran** |
| **Principal Investigators:** | **Ryan Hunter, Senior Environmental Scientist/Biologist**<br>**Brian Bunyi, Environmental Scientist/Wildlife Biologist** |
| **Contact Information:** | **Randall C. Arnold, Jr.**<br>**RCA Associates, Inc.**<br>**15555 Main Street, #D4-235**<br>**Hesperia, California 92345**<br>**(760) 596-0017**<br>rarnold@rcaassociatesllc.com<br>**www.rcaassociatesllc.com**<br><br>**Ryan D. Hunter**<br>**RCA Associates, Inc.**<br>**15555 Main Street, #D4-235**<br>**Hesperia, CA 92345**<br>**(760) 998-9165**<br>**rhunter@rcaassociatesllc.com**<br>**www.rcaassociatesllc.com** |

# Table of Contents

## 1.0 INTRODUCTION AND SUMMARY

Biological surveys were conducted on a 5.04-acre parcel (Approximate), located at 35335 Via Josefina in the City of Rancho Mirage, California (Township 4 South, Range 6 East, Section 30, USGS Cathedral City, California Quadrangle, 1956) (Figures 1 and 2). The property is located in an area zoned for very low density usage (RL-2) in Rancho Mirage, California.

As part of the environmental process, California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) data sources were reviewed. Following the data review, surveys were performed on the site on November 15, 2022, during which the biological resources on the site and in the surrounding areas were documented by biologists from RCA Associates, Inc. As part of the surveys, the property and adjoining areas were evaluated for the presence of native habitats which may support populations of sensitive wildlife species. The property was also evaluated for the presence of sensitive habitats including wetlands, vernal pools, riparian habitats, and jurisdictional areas.

Habitat assessments were also conducted for the desert tortoise and burrowing owl. Based on data from USFWS, CDFW, and a search of the California Natural Diversity Database (CNDDB, 2022). Scientific nomenclature for this report is based on the following references: Hickman (1993), Munz (1974), Stebbins (2003), Sibley (2016) and Whitaker (1980).

## 2.0 EXISTING CONDITIONS

The property is approximately 5.04-acres and is located at 35335 Via Josefina in the City of Rancho Mirage, California (APN: 685-100-012). The site is located in Section 30, Township 4 South, Range 6 East (USGS Cathedral City, CA 7.5-minute quadrangle) (Figures 1 and 2). Vacant land surrounds the property in the north and west while a community of homes lines the southern and eastern border of the property.

The relatively flat site is approximately 99 meters above sea level and contains no slope. The vegetation community present on site supports a sparse desert dune habitat encompassing mainly smaller native plants and some non-native grasses. The site contains a few species of plant which include the creosote bush (*Larrea tridentata*), Fourwing saltbush (*Atriplex canescens*), Desert palafox (*Palafoxia arida*), Flatspine burr ragweed (*Ambrosia acanthicarpa*), Dyebush (*Psorothamnus emoryi*) and cheatgrass (*Bromus tectorum*). Section 5.0 provides a more detailed discussion of the various plant species observed during the surveys.

The site supports a minimal amount of wildlife, with many of them being birds. Species that were not observed, but are expected to occur on site given their abundance in the surrounding areas include California ground squirrel (*Otospermophilus beecheyi*) and antelope ground squirrel (*Ammospermophilus leucurus*).

Birds observed included house finch (*Carpodacus mexicanus*), common ravens (*Corvus corax*), house sparrow (*Passer domesticus*), rock pigeon (*Columba livia*), Coopers hawk (*Accipiter cooperii*), Say's phoebe (*Sayornis saya*) and Verdin (*Auriparus flaviceps*). Section 5.0 provides a more detailed discussion of the various species observed during the surveys.

No reptiles were observed during the field investigation, due to the temperature and time of day which may have been a factor in their absence. Species that are expected to occur on site include the western whiptail lizard (*Cnemidophorus tigris*) and common side-blotched lizard (*Uta stansburiana*). Table 2 provides a compendium of wildlife species.

There were no observations that indicated that a potential channel is present on the site. It is the opinion of RCA Associates, Inc. that no additional surveys will be required at this time.

In addition, no sensitive habitats (e.g., sensitive species, critical habitats, etc.) have been documented in the immediate area according to the CNDDB (2022) and none were observed during the field investigations.

## 3.0 METHODOLOGIES

General biological surveys were conducted on November 15, 2022, during which biologists from RCA Associates, Inc. initially walked meandering transects throughout the property. During the surveys, data was collected on the plant and animal species present on the site. All plants and animals detected during the surveys were recorded and are provided in Tables 1 & 2 (Appendix A). The property was also evaluated for the presence of habitats which might support sensitive species. Scientific nomenclature for this report is based on the following references: Hickman (1993), Munz (1974), Stebbins (2003), Sibley (2016) and Whitaker (1980). Following completion of the initial reconnaissance survey, habitat assessments were conducted for the desert tortoise and burrowing owl. Weather conditions consisted of wind speeds of 0 to 5 mph, temperatures in the low to mid 60's (°F) (AM), and 15% cloud cover. The applicable methodologies are summarized below.

**General Plant and Animal Surveys:** Meandering transects were walked on the site and in surrounding areas (i.e., the zone of influence) where accessible at a pace that allowed for careful documentation of the plant and animal species present on the site. All plants observed were identified in the field or sampled and brought back for further identification. Wildlife was identified through visual observations and/or by vocalizations. Habitat assessments were conducted for the desert tortoise and burrowing owl. Tables 1 and 2 (Appendix A) provides a comprehensive compendium of the various plant and animal; species observed during the field investigations.

## 4.0 LITERATURE SEARCH

As part of the environmental process, a search of the California Natural Diversity Database (CNDDB) search was performed. Based on this review, it was determined that sixteen special status species have been documented within the Cathedral City quad of the property. The following tables provide data on each special status species which has been documented in the area.

**Table 4-1: Federal and State Listed Species and State Species of Special Concern.**
E = Endangered; T = Threatened; SSC = Species of special concern; CNPS = California Native Plant Society; CNDDB = California Natural Diversity Data Base

| NAME | STATUS | HABITAT REQUIREMENTS | PRESENCE/ ABSENCE ON PROPERTY |
|---|---|---|---|
| **Plant Species** | | | |
| **Within Cathedral City Quadrangle** | | | |
| Chaparral sand-verbena (*Abronia villosa var. aurita*) | Federal: None<br>State: None<br>CNPS: 1B.1 | Desert Scrub | The site does not support suitable habitat for the species; and none were observed during field surveys. |
| Horn's milk-vetch (*Diplacus mohavensis*) | Federal: None<br>State: None<br>CNPS: 1B.1 | Alkali Sink, wetland-riparian | Site does not support minimum suitable habitat for the species; and no species were observed during the field survey. |
| Coachella Valley milk-vetch (*Astragalus lentiginosus var. coachellae*) | Federal: Endangered<br>State: None<br>CNPS: 1B.2 | Creosote Bush Scrub | The site does not support minimum suitable habitat for the species; and none were observed during field surveys. |
| Arizona spurge (*Euphorbia arizonica*) | Federal: None<br>State: None<br>CNPS: 2B.3 | Desert Habitat with compact soils | The site does not support minimum suitable habitat for the species; and none were observed during field surveys. |
| Flat-seeded spurge (*Euphorbia platysperma*) | Federal: None<br>State: None<br>CNPS: 1B.2 | Creosote Bush Scrub | The site does not support minimum suitable habitat for the species; and none were observed during field surveys. |
| Slender cottonheads (*Nemacaulis denudata var. gracilis*) | Federal: None<br>State: None<br>CNPS: 2B.2 | Dunes and sandy areas | The site does support minimum suitable habitat for the species; however none were observed during field surveys. |

| | | | |
|---|---|---|---|
| Desert spike-moss (*Selaginella eremophila*) | Federal: None<br>State: None<br>CNPS: 2B.2 | Rocky and sandy slopes, in open rock or crevices, on rock or terrestrial. | The site does not support minimum suitable habitat for the species; and none were observed during field surveys. |
| Purple stemodia (*Stemodia durantifolia*) | Federal: None<br>State: None<br>CNPS: 2B.1 | wetland-riparian | The site does not support minimum suitable habitat for the species; and none were observed during field surveys. |

**Notes:**

Status abbreviations:

CNPS List 1A: Plants presumed extirpated in California and either rare or extinct elsewhere
CNPS List 1B: Plants rare, threatened, or endangered in California and elsewhere
CNPS List 2A: Plants presumed extirpated in California, but more common somewhere else
CNPS List 2B: Plants rare, threatened, or endangered in California, but more common somewhere else
CNPS List 3: Plants about which more information is needed - a review list
CNPS List 4: Plants of limited distribution - a watch list

.1 Seriously threatened in California (over 80% of occurrences threatened/ high degree and immediacy of threat)
.2 Moderately threatened in California (20-80% occurrences threatened/ moderate degree and immediacy of threat)
.3 Not very threatened in California (<20% of occurrences threatened/ low degree and immediacy of threat or no current threats known)

| NAME | STATUS | HABITAT REQUIREMENTS | PRESENCE/ ABSENCE ON PROPERTY |
|---|---|---|---|
| **Wildlife Species** | | | |
| **Within Cathedral City Quadrangle** | | | |
| Western yellow bat (*Lasiurus xanthinus*) | Federal: None<br>State: None<br>CDFW: SSC | Riparian woodland | The site does not support minimum suitable habitat for the species; and none were observed during field surveys. |
| Burrowing owl (*Athene cunicularia*) | Federal: None<br>State: None<br>CDFW: SSC | Grasslands and desert habitats | The site does not support minimal suitable habitat for the species and no owls or owl sign, or suitable burrows, were observed during field surveys. |
| Casey's June beetle (Dinacoma caseyi) | Federal: Endangered<br>State: None | Alluvial habitat | The site does not support minimum suitable habitat for the species; and none were observed during field surveys. |

| | | | |
|---|---|---|---|
| Flat-tailed horned lizard (*Phrynosoma mcallii*) | Federal: None<br>State: None<br>CDFW: SSC | Sandy desert hardpan or gravel flats | The site does not support minimum suitable habitat for the species; and none were observed during field surveys. |
| Le Conte's thrasher (*Toxostoma lecontei*) | Federal: None<br>State: None<br>CDFW: SSC | Desert scrub | The site does not support minimum suitable habitat for the species; and none were observed during field surveys. |
| Coastal California gnatcatcher (*Polioptila californica californica*) | Federal: Threatened<br>State: None<br>CDFW: SSC | Coastal sage scrub | The site does not support minimum suitable habitat for the species; and none were observed during field surveys. |
| Coachella Valley fringe-toed lizard (*Uma inornate*) | Federal: Threatened<br>State: Endangered | Sandy desert habitat | The site does support minimum suitable habitat for the species; However, none were observed during field surveys. |
| Palm Springs round-tailed ground squirrel (*Xerospermophilus tereticaudus chlorus*) | Federal: None<br>State: None<br>CDFW: SSC | Desert succulent shrub, desert wash, desert scrub, alkali desert scrub, and levees in cropland habitat. | The site does not support minimum suitable habitat for the species; and none were observed during field surveys. |

## 5.0 RESULTS

### 5.1 General Biological Resources

The site supports a heavily disturbed desert scrub community which sparsely covers the property (Figure 3). Species present on the site included Tamarisk (*Tamarix*), creosote bush (*Larrea tridentata*), European heliotrope (*Heliotropium europaeum*), Puncture vine (*Tribulus terrestris*) and kelch grass (*Schismus barbatus*). Table 1 provides a compendium of all plants occurring on the site and/or in the immediate surrounding area.

Birds observed included ravens (*Corvus corax*), rock pigeon *(Columba livia*), mourning dove (*Zenaida macroura*), northern mocking bird (*Mimus polyglottos*) and house finch (*Haemorhous mexicanus*). Table 2 provides a complete compendium of wildlife species occurring on site or in the surrounding area

No mammals were seen during the November 2022 survey. Although the Antelope Ground squirrel (*Ammospermophilus leucurus*) were not present during the field investigation we can assume they are in the area due to current conditions and population distributions. Other wildlife species that may occur on site include desert cottontails (*Sylvilagus audubonii*) and California ground squirrels (*Otospermophilus beecheyi*), and Merriam's kangaroo rats (*Dipodomys merriami*) may also occur on the site given their wide-spread distribution in the region. Tables 1 and 2 (Appendix A) provides a compendium of the various plant and animal species identified during the field investigations and those common to the area. No distinct wildlife corridors were identified on the site or in the immediate area.

No reptiles were observed on site during the November 2022 field investigations. However, some reptiles that may inhabit the site include the Western Whiptail Lizard *(Cnemidophorus tigris)* and Side-blotched lizard *(Uta stansburiana)*.

No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations.

The following are the listed and special status species that have the ability to occur on the project site. It is not a comprehensive list of all the species in the quad. This information has been taken from the California Natural Diversity Database and is using the most current version.

## 5.2 Federal and State Listed Species

**Desert Tortoise:** The site is located within the documented tortoise, a state and federal threatened species, habitat according to CNDDB (2022). The property supports no suitable habitat for the desert tortoise based on the location of the site in a developed area of Rancho Mirage. No tortoises were observed anywhere within the property boundaries during the November 15, 2022 surveys. The species is not expected to move onto the site in the near future based on the absence of any potential burrows or sign, absence of any recent observations in the immediate area, and the presence of busy roadways and developments in the immediate area which may act as barriers to migration of tortoises. The protocol survey results are valid for one year as per CDFW and USFWS requirements.

## 5.3 Species of Special Concern

**Burrowing Owl:** The site is located within documented burrowing owl habitat according to CNDDB (2022). No owls were seen on the property during the survey, and minimal suitable habitat was observed. Burrowing owls are not expected to occur on the site due to lack of suitable vegetation and burrows.

**Coachella Valley fringe-toed lizard:** Coachella Valley fringe-toed lizard have not been recently observed in the area according to CNDDB (2022). The lizards are not expected to occur on the site due to its location being bordered by numerous developments and roadways that act as natural barriers to entry. The Coachella Valley fringe-toed lizard may be very infrequent in this specific area due to the area being highly developed and the amount of human traffic around the project site.

### 5.4 Jurisdictional Waters and Riparian Habitat

No riparian vegetation (e.g., cottonwoods, willows, etc.) exist on the site. No potential channels were observed on the property and it is the opinion of RCA Associates that no further surveys will be necessary.

### 5.5 Protected Plants

**As of September 22, 2020, the California Department of Fish and Wildlife temporarily listed the western Joshua tree (*Yucca brevifolia*) as an endangered species until a final decision is made in 2022. Joshua trees were not observed on site during the November 15, 2022 field investigations.**

# 6.0 IMPACTS AND MITIGATION MEASURES

## 6.1 General Biological Resources

Future development of the site will impact the general biological resources present on site, because most if not all of the vegetation will be removed during future construction activities. The site is expected to support very few wildlife species which will be impacted by development activities. Those species with limited mobility (i.e., small mammals and reptiles) will experience increases in mortality during the construction phase. However, more mobile species (i.e., birds, large mammals) will be displaced into adjacent areas and will likely experience minimal impacts. Therefore, loss of about 5.04-acres of a relatively disturbed desert scrub habitat is not expected to have a significant cumulative impact on the overall biological resources in the region given the presence of similar habitat throughout the surrounding area. No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations.

## 6.2 Federal and State Listed and Species of Special Concern

No federal or State-listed species were observed on the site during the field investigations which include the desert tortoise. In addition, there are no documented observations of these species either on the site or in the immediate area. The site is not expected to support populations of the desert tortoise based on the absence of habitat, suitable burrows, or signs.

The Western Joshua tree (*Yucca brevifolia*), a candidate threatened species under the California Endangered Species Act (CESA), was not observed on site. Refer to section 5.5 for more information on the status and requirements on this species.

A pre-construction burrowing owl survey may be required by CDFW to determine if any owls have moved on to the site since the November 15, 2022 surveys. As stated in CDFW's *Staff Report on Burrowing Owl Mitigation*, the most effective method of completing a pre-construction survey (take avoidance survey) should be performed within 30 days of ground disturbance, followed by a final pre-construction survey within 24 hours of breaking ground.

## 7.0 CONCLUSIONS AND CONSIDERATIONS

Future development activities include the grading and removal of all vegetation from the 5.04-acre parcel; however, cumulative impacts to the general biological resources (plants and animals) in the surrounding area are expected to be negligible. This assumption is based on the habitat containing scarce vegetation of non-native species. As discussed above, the site does not support any desert tortoises or burrowing owls due to the lack of suitable habitat and potential burrows. Joshua trees (a state candidate species) were not observed in the field investigations during November 2022 survey. The following mitigation measures should be considered:

1. Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of Project-related ground disturbance.
    a. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged.
    b. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.
2. A focused plant survey should be considered for all special status plant species that have the potential to occur on the site to be performed during the blooming season (April - June) to determine the potential environmental effects of the proposed projects on special status plants and sensitive natural communities following recommended protocols by the Department of Fish and Wildlife.

If any sensitive species are observed on the property during future activities, CDFW and USFWS (as applicable) should be contacted to discuss specific mitigation measures which may be required for the individual species. CDFW and USFWS are the only agencies which can grant authorization for the "take" of any sensitive species and can approve the implementation of any applicable mitigation measures.

## 8.0 BIBLIOGRAPHY


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**CERTIFICATION**

I hereby certify that the statements furnished above and in the attached exhibits, presents the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. Fieldwork conducted for this assessment was performed by Ryan Hunter and Brian Bunyi. I certify that I have not signed a non-disclosure or consultant confidentiality agreement with the project applicant or applicant's representative and that I have no financial interest in the project.

Date: 11/22/2022 Signed: *Ryan Hunter*

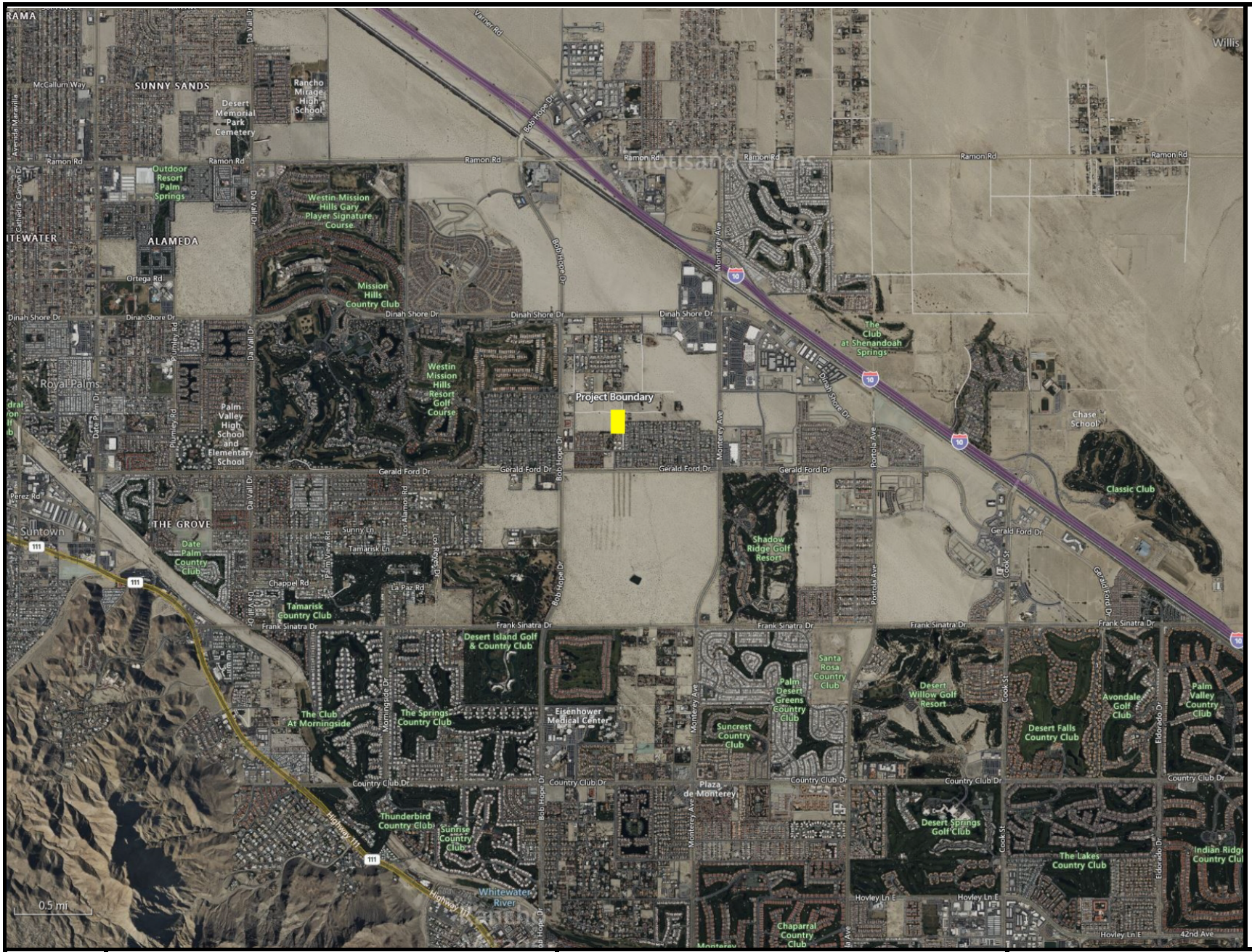
*Brian Bunyi*

Field Work Performed By: Ryan Hunter
Senior Environmental Scientist/Biologist

Field Work Performed By: Brian Bunyi
Environmental Scientist/Wildlife Biologist

# Appendix A

## Tables and Figures




## Legend

Project Boundary

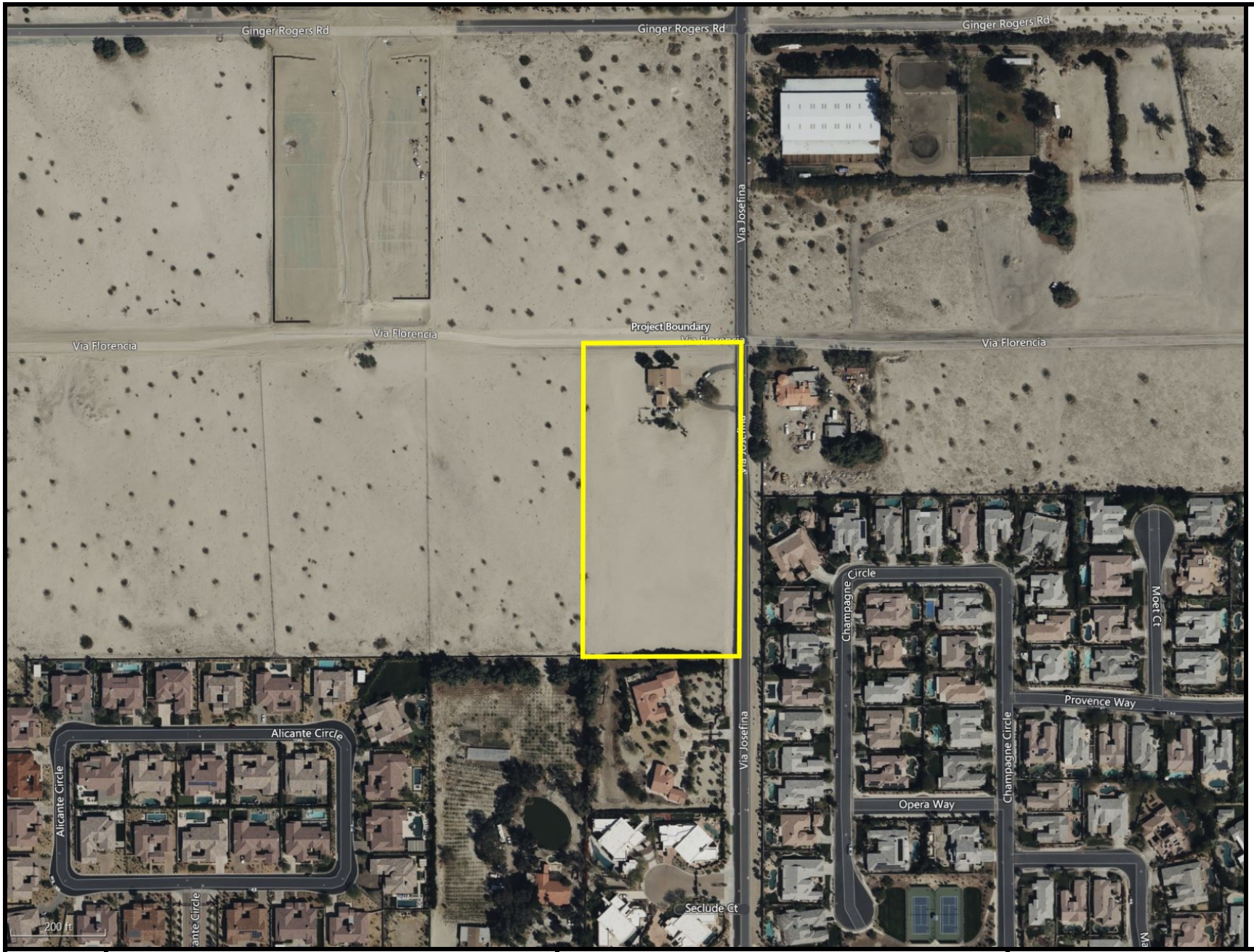
# Figure 1: Regional Exhibit

Produced By: RCA Associates, Inc.

# 35335 Via Josefina, Rancho Mirage, CA

| | |
|---|---|
| Source: | Uinta Software |
| Acreage: | 5.04-Acres (Approximately) |
| Project #: | 2022-172 |

RCA ASSOCIATES, INC




## Legend

Project Boundary

# Figure 2: Vicinity Exhibit

Produced By: RCA Associates, Inc.

# 35335 Via Josefina, Rancho Mirage, CA

| | |
|---|---|
| Source: | Uinta Software |
| Acreage: | 5.04-Acres (Approximately) |
| Project #: | 2022-172 |

RCA ASSOCIATES, INC

CENTER OF SITE LOOKING NORTH

CENTER OF SITE LOOKING EAST

FIGURE 3: PHOTOGRAPHS OF SITE

CENTER OF SITE LOOKING SOUTH

CENTER OF SITE LOOKING WEST

FIGURE 3, cont: PHOTOGRAPHS OF SITE

**Table 1 - Plants observed on the site and known to occur in the immediate surrounding area.**

| Common Name | Scientific Name | Location |
|---|---|---|
| Asian mustard | *Brassica tournefortii* | On Site and in the surrounding area. |
| Creosote bush | *Larrea tridentata* | " |
| Cheatgrass | *Bromus tectorum* | " |
| Tamarisk | *Tamarix* | " |
| European heliotrope | *Heliotropium europaeum* | " |
| Puncture vine | *Tribulus terrestris* | " |
| Tumbleweed | *Kali tragus var. tragus* | " |
| Fourwing saltbush | *Atriplex canescens* | " |
| Flatspine bur ragweed | *Ambrosia acanthicarpa* | " |
| Western tansymustard | *Descurainia pinnata* | " |
| Desert palafox | *Palafoxia arida* | " |
| Kelch grass | *Schismus barbatus* | " |

Note: The above list is not intended to be a comprehensive list of every plant which may occur on the site or in the zone of influence.

**Table 2 - Wildlife observed on the site during the field investigations.**

| Common Name | Scientific Name | Location |
|---|---|---|
| Common raven | *Corvus corax* | On-site and in the surrounding area. |
| House finch | *Carpodacus mexicanus* | " |
| Rock pigeon | *Columba livia* | " |
| House sparrow | *Passer domesticus* | " |
| Mourning Dove | *Zenaida macroura* | " |
| Cooper's hawk | *Accipiter cooperii* | " |
| Say's Phoebe | *Sayornis saya* | " |
| Verdin | *Auriparus flaviceps* | " |
| Northern mockingbird | *Mimus polyglottos* | " |

Note: The above Table is not a comprehensive list of every animal species which may occur in the area, but is a list of those common species which were identified on the site or which have been observed in the region by biologists from RCA Associates, Inc.

## REGULATORY CONTEXT

The following provides a summary of federal and state regulatory jurisdiction over biological and wetland resources. Although most of these regulations do not directly apply to the site, given the general lack of sensitive resources, they provide important background information.

### Federal Endangered Species Act

The USFWS has jurisdiction over federally listed threatened and endangered plant and animal species. The federal Endangered Species Act (ESA) and its implementing regulations prohibit the take of any fish or wildlife species that is federally listed as threatened or endangered without prior approval pursuant to either Section 7 or Section 10 of the ESA. ESA defines "take" as "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Federal regulation 50CFR17.3 defines the term "harass" as an intentional or negligent act that creates the likelihood of injuring wildlife by annoying it to such an extent as to significantly disrupt normal behavior patterns such as breeding, feeding, or sheltering (50CFR17.3). Furthermore, federal regulation 50CFR17.3 defines "harm" as an act that either kills or injures a listed species. By definition, "harm" includes habitat modification or degradation that actually kills or injures a listed species by significantly impairing essential behavior patterns such as breeding, spawning, rearing, migrating, feeding, or sheltering (50CFR217.12).

Section10(a) of the ESA establishes a process for obtaining an incidental take permit that authorizes non federal entities to incidentally take federally listed wildlife or fish. Incidental take is defined by ESA as take that is "incidental to, and not the purpose of, the carrying out of another wise lawful activity." Preparation of a habitat conservation plan, generally referred to as an HCP, is required for all Section 10(a) permit applications. The USFWS and National Oceanic and Atmospheric Administration's National Marine Fisheries Service (NOAA Fisheries Service) have joint authority under the ESA for administering the incidental take program. NOAA Fisheries Service has jurisdiction over anadromous fish species and USFWS has jurisdiction over all other fish and wildlife species.

Section 7 of the ESA requires all federal agencies to ensure that any action they authorize, fund, or carry out is not likely to jeopardize the continued existence of any species listed under the ESA, or result in the destruction or adverse modification of its habitat. Federal agencies are also required

to minimize impacts to all listed species resulting from their actions, including issuance or permits or funding. Section 7 requires consideration of the indirect effects of a project, effects on federally listed plants, and effects on critical habitat (ESA requires that the USFWS identify critical habitat to the maximum extent that it is prudent and determinable when a species is listed as threatened or endangered). This consultation results in a Biological Opinion prepared by the USFWS stating whether implementation of the HCP will result in jeopardy to any HCP Covered Species or will adversely modify critical habitat and the measures necessary to avoid or minimize effects to listed species.

Although federally listed animals are legally protected from harm no matter where they occur, section 9 of the ESA provides protection for endangered plants by prohibiting the malicious destruction on federal land and other "take" that violates State law. Protection for plants not living on federal lands is provided by the California Endangered Species Act.

**California Endangered Species Act**

CDFW has jurisdiction over species listed as threatened or endangered under Section 2080 of the California Fish and Wildlife Code. Section 2080 prohibits the take of a species listed by CDFW as threatened or endangered. The state definition of take is similar to the federal definition, except that Section 2080 does not prohibit indirect harm to listed species by way of habitat modification. To qualify as take under the state ESA, an action must have direct, demonstrable detrimental effect on individuals of the species. Impacts on habitat that may ultimately result in effects on individuals are not considered take under the state ESA but can be considered take under the federal ESA.

Proponents of a project affecting a state-listed species must consult with CDFW and enter into a management agreement and take permit under Section 2081. The state ESA consultation process is similar to the federal process. California ESA does not require preparation of a state biological assessment; the federal biological assessment and the CEQA analysis or any other relevant information can provide the basis for consultation. California ESA requires that CDFW coordinate consultation for joint federally listed and state-listed species to the extent possible; generally, the state opinion for the listed species is brief and references provisions under the federal opinion.

**Clean Water Act, Section 404**

The COE and the U.S. Environmental Protection Agency regulate the placement of dredged or fill material into "Waters of the United States" under Section 404 of the Clean Water Act. Waters of the United States include lakes, rivers, streams, and their tributaries, and wetlands. Wetlands are defined for regulatory purposes as "areas inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (33 Code of Federal Regulations [CFR] 328.3, 40 CFR 230.3).

The COE may issue either individual permits on a case-by-case basis or general permits on a program level. General permits are pre-authorized and are issued to cover similar activities that are expected to cause only minimal adverse environmental effects. Nationwide permits (NWP's) are general permits issued to cover particular fill activities. All NWP's have general conditions that must be met for the permits to apply to a particular project, as well as specific conditions that apply to each NWP.

**Clean Water Act, Section 401**

Section 401 of the Clean Water Act requires water quality certification and authorization of placement of dredged or fill material in wetlands and Other Waters of the United States. In accordance with Section 401 of the Clean Water Act, criteria for allowable discharges into surface waters have been developed by the State Water Resources Control Board, Division of Water Quality. As such, proponents of any new project which may impair water quality as a result of the project are required to create a post construction stormwater management plan to ensure offsite water quality is not degraded. The resulting requirements are used as criteria in granting National Pollution Discharge Elimination System (NPDES) permits or waivers, which are obtained through the Central Valley Regional Water Quality Control Board (RWQCB). Any activity or facility that will discharge waste (such as soils from construction) into surface waters, or from which waste may be discharged, must obtain an NPDES permit or waiver from the RWQCB. The RWQCB evaluates an NPDES permit application to determine whether the proposed discharge is consistent with the adopted water quality objectives of the basin plan.

**California Fish and Wildlife Code, Sections 1600-1616**

Under the California Fish and Wildlife Code, Sections 1600-1616 CDFW regulates projects that divert, obstruct, or change the natural flow or bed, channel, or bank of any river, stream, or lake. Proponents of such projects must notify CDFW and enter into a streambed alteration agreement with them.

Section 1602 of the California Fish and Wildlife Code requires a state or local government agency, public utility, or private entity to notify CDFW before it begins a construction project that will: (1) divert, obstruct, or change the natural flow or the bed, bank, channel, or bank of any river, stream, or lake; (2) use materials from a streambed; or (3) result in the disposal or deposition of debris, waste, or other material containing crumbled, flaked, or ground pavement where it can pass into any river, stream, or lake. Once the notification is filed and determined to be complete, CDFW issues a streambed alteration agreement that contains conditions for construction and operations of the proposed project.

**California Fish and Wildlife Code, Section 3503.5**

Under the California Fish and Wildlife Code, Section 3503.5, it is unlawful to take, possess, or destroy any birds in the order Falconiformes (hawks, eagles, and falcons) or Strigiformes (owls). Take would include the disturbance of an active nest resulting in the abandonment or loss of young.

**Migratory Bird Treaty Act**

The federal Migratory Bird Treaty Act (MBTA) prohibits the taking, hunting, killing, selling, purchasing, etc. of migratory birds, parts of migratory birds, or their eggs and nests. As used in the MBTA, the term "take" is defined as "to pursue, hunt, shoot, capture, collect, kill, or attempt to pursue, hunt, shoot, capture, collect, or kill, unless the context otherwise requires." Most bird species native to North America are covered by this act.

**Sensitive Natural Communities**

The California Office of Planning and Research and the Office of Permit Assistance (1986) define project effects that substantially diminish habitat for fish, wildlife, or plants, or that disrupt or divide the physical arrangement of an established community as significant impacts under CEQA.

This definition applies to certain natural communities because of their scarcity and ecological values and because the remaining occurrences are vulnerable to elimination. For this study, the term "sensitive natural community" includes those communities that, if eliminated or substantially degraded, would sustain a significant adverse impact as defined under CEQA. Sensitive natural communities are important ecologically because their degradation and destruction could threaten populations of dependent plant and wildlife species and significantly reduce the regional distribution and viability of the community. If the number and extent of sensitive natural communities continue to diminish, the status of rare, threatened, or endangered species could become more precarious, and populations of common species (i.e., not special status species) could become less viable. Loss of sensitive natural communities also can eliminate or reduce important ecosystem functions, such as water filtration by wetlands and bank stabilization by riparian woodlands for example.

**Protected Plants**

The California Desert Native Plant Act was passed in 1981 to protect non-listed California desert native plants from unlawful harvesting on both public and privately-owned lands. Harvest, transport, sale, or possession of specific native desert plants is prohibited unless a person has a valid permit. The following plants are under the protection of the California Desert Native Plants Act:

- Dalea spinosa (smoketree)
- All species of the genus Prosopis (mesquites)
- All species of the family Agavaceae (century plants, nolinas, yuccas)
- All species of Cactus
- Creosote Rings, ten feet in diameter or greater
- All Joshua Trees

The project would be required to comply with the County of San Bernardino Desert Native Plant Protection Ordinance. The removal of any trees listed under Section 88.01.060 would be required to comply with Section 88.01.050, which requires the project applicant to apply for a Tree or Plant Removal Permit prior to removal from the project site.

**HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT**

# TENTATIVE TRACT MAP NO. 38447

**Assessor's Parcel No. 685-100-012**
**City of Rancho Mirage, Riverside County, California**

**For Submittal to:**

Development Services Department, Planning Division
City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270

**Prepared for:**

OHURS, LLC
35335 Via Josefina
Rancho Mirage, CA 92270

**Prepared by:**

CRM TECH
1016 East Cooley Drive, Suite A/B
Colton, CA 92324

Bai "Tom" Tang, Principal Investigator
Michael Hogan, Principal Investigator

April 26, 2023
CRM TECH Contract No. 3955

**Title:** Historical/Archaeological Resources Survey Report: Tentative Tract Map No. 38447, Assessor's Parcel No. 685-100-012, City of Rancho Mirage, Riverside County, California

**Author(s):** Bai "Tom" Tang, Principal Investigator
Terri Jacquemain, Historian/Architectural Historian
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Hunter O'Donnell, Archaeologist

**Consulting Firm:** CRM TECH
1016 East Cooley Drive, Suite A/B
Colton, CA 92324
(909) 824-6400

**Date:** April 26, 2023

**For Submittal to:** Development Services Department, Planning Division
City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270
(760) 328-2266

**Prepared for:** Lucy Duran
OHURS, LLC
35335 Via Josefina
Rancho Mirage, CA 92270

**Project Size:** 5.04 acres

**USGS Quadrangle:** Cathedral City, Calif., 7.5' quadrangle (Section 30, T4S R6E, San Bernardino Baseline and Meridian)

**Keywords:** Coachella Valley, western Colorado Desert; Site 3955-1H (temporary designation, pending assignment of official number in the California Historical Resources Inventory): circa 1958 single-family residence at 35335 Via Josephina; no "historical resources" impacted under CEQA

## EXECUTIVE SUMMARY

Between September 2022 and April 2023, at the request of OHURS, LLC, CRM TECH performed a cultural resources survey on a 5.04-acre parcel of suburban land in the northeastern portion of the City of Rancho Mirage, Riverside County, California. The subject property of the study, Assessor's Parcel No. 685-100-012, is located on the southwest corner of Via Josefina and Via Florencia, in the southwest quarter of Section 30, Township 4 South, Range 6 East, San Bernardino Baseline and Meridian.

The study is part of the environmental review process for the proposed subdivision of the property for residential development, as outlined by Tentative Tract Map No. 38447. The City of Rancho Mirage, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the project would cause substantial adverse changes to any "historical resources," as defined by CEQA, that may exist in or around the project area.

In order to identify such resources, CRM TECH initiated a historical/archaeological resources records search, contacted the pertinent Native American representatives, pursued historical background research, and carried out an intensive-level field survey, including a field inspection of all existing built-environment features. The results of the research procedures indicate that an existing residence on the property was constructed around 1958. In light of its age, the residence was recorded into the California Historical Resources Inventory under the temporary designation Site 3955-1H, pending assignment of a permanent identification number. However, the building does not appear eligible for listing in the California Register of Historical Resources. Therefore, it does not meet CEQA definition of a "historical resource."

No other potential "historical resources" were encountered within or adjacent to the project boundaries. Based on these findings, CRM TECH recommends to the City of Rancho Mirage a conclusion that the proposed project will have *No Impact* on any "historical resources." No further cultural resources investigation is recommended for the project unless development plans undergo such changes as to include areas not covered by this study. However, if buried cultural materials are discovered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

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## INTRODUCTION

Between September 2022 and April 2023, at the request of OHURS, LLC, CRM TECH performed a cultural resources survey on a 5.04-acre parcel of suburban land in the northeastern portion of the City of Rancho Mirage, Riverside County, California (Fig. 1). The subject property of the study, Assessor's Parcel No. 685-100-012, is located on the southwest corner of Via Josefina and Via Florencia, in the southwest quarter of Section 30, Township 4 South, Range 6 East, San Bernardino Baseline and Meridian (Figs. 2, 3).

The study is part of the environmental review process for the proposed subdivision of the property for residential development, as outlined by Tentative Tract Map No. 38447. The City of Rancho Mirage, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA; PRC §21000, et seq.). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the project would cause substantial adverse changes to any "historical resources," as defined by CEQA, that may exist in or around the project area.

In order to identify such resources, CRM TECH initiated a historical/archaeological resources records search, contacted the pertinent Native American representatives, pursued historical background research, and carried out an intensive-level field survey, including a field inspection of all existing built-environment features. The following report is a complete account of the methods, results, and final conclusion of the study. Personnel who participated in the study are named in the appropriate sections below, and their qualifications are provided in Appendix 1.

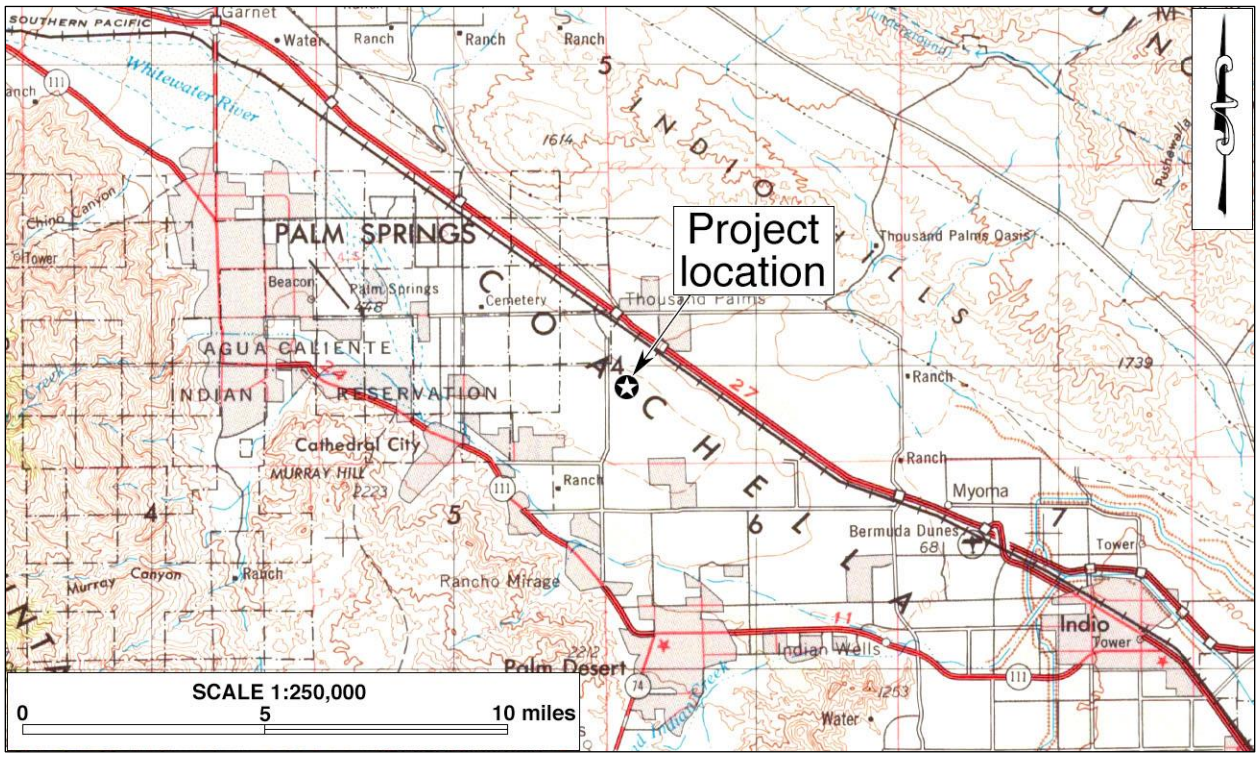


Figure 1. Project vicinity. (Based on USGS Santa Ana, Calif., 120'x60' quadrangle [USGS 1979])

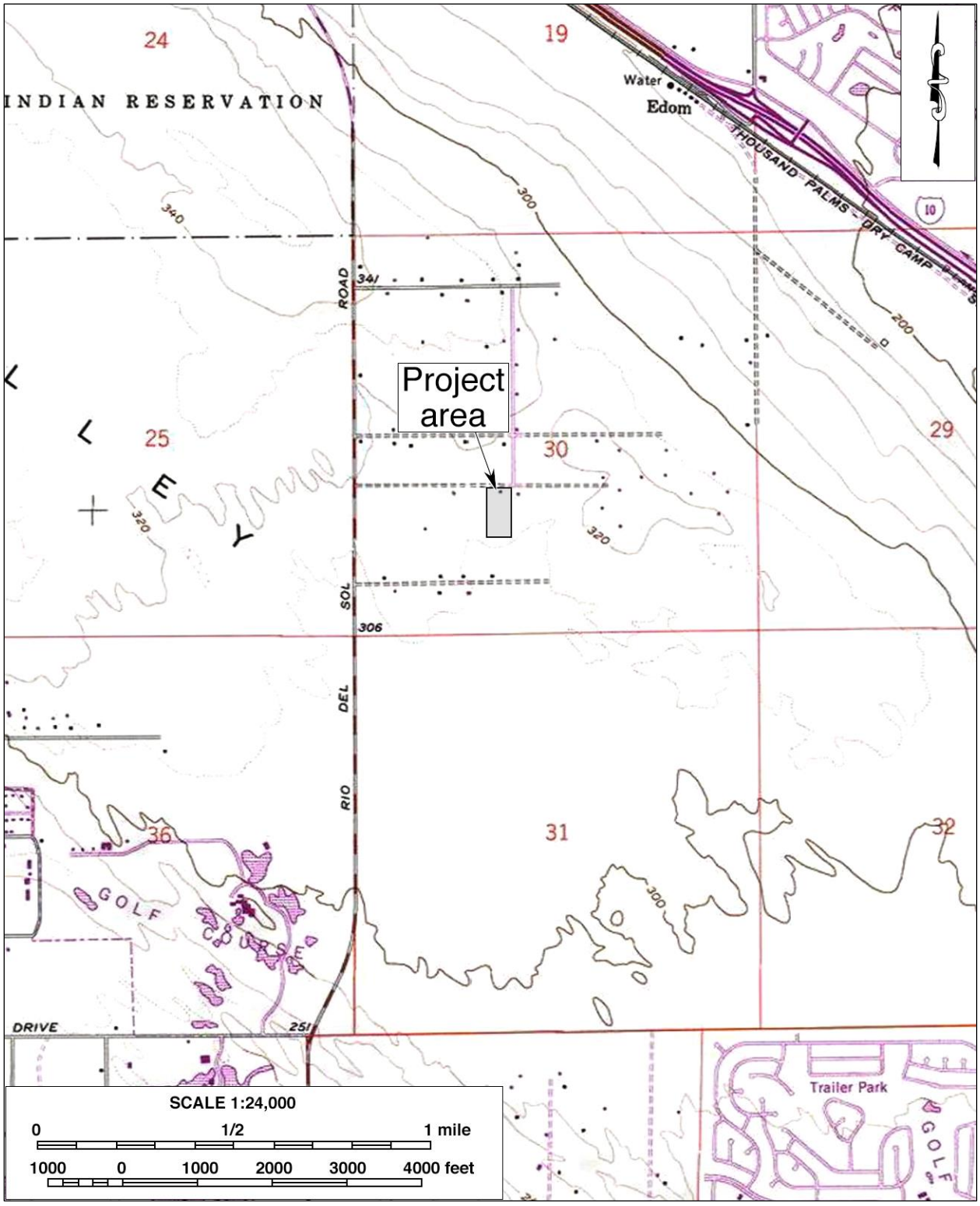


Figure 2. Project area. (Based on USGS Cathedral City, Calif., 7.5' quadrangle [USGS 1981])

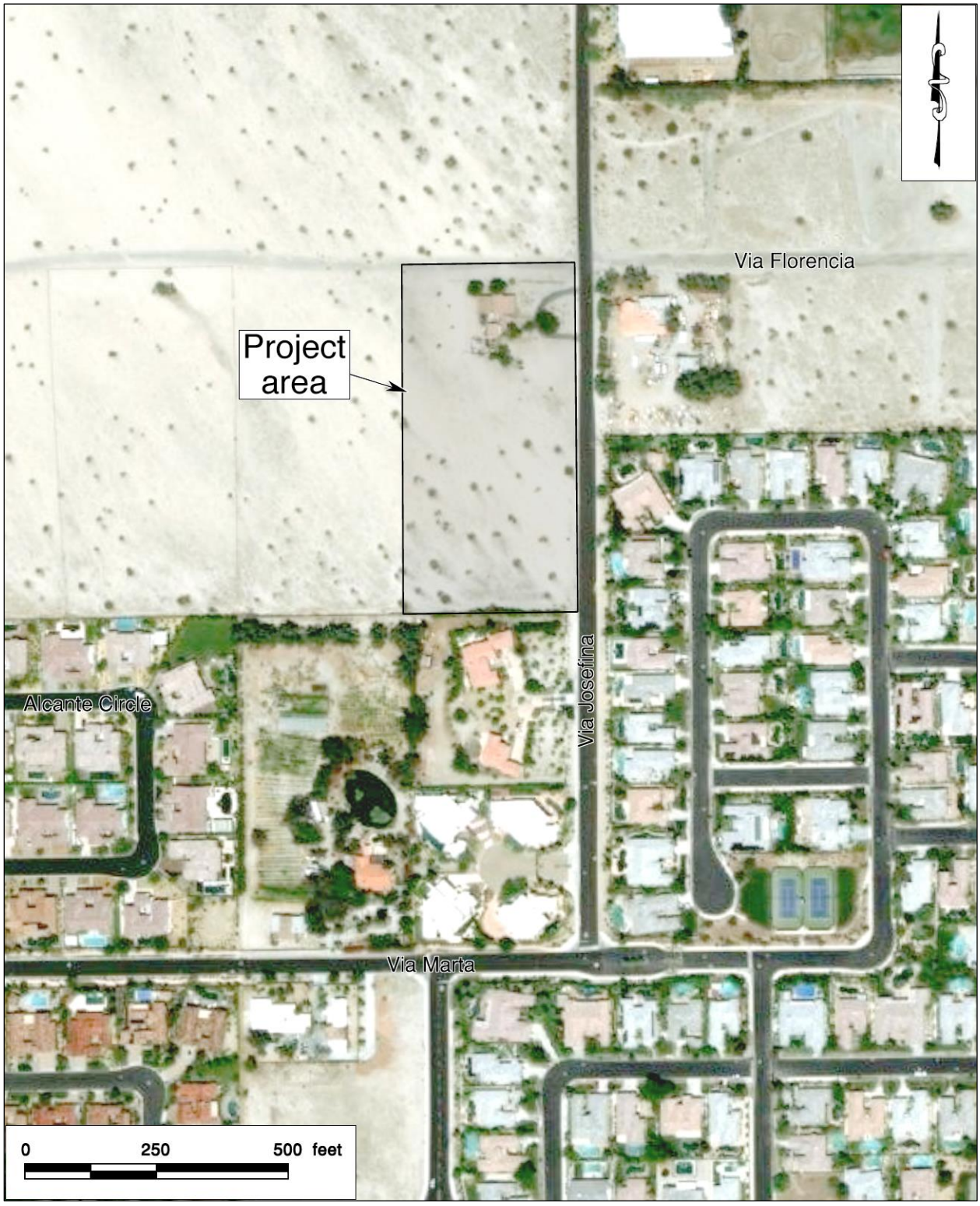


Figure 3. Recent satellite image of the project area. (Based on Google Earth imagery)

## SETTING

### CURRENT NATURAL SETTING

The City of Rancho Mirage is located in the heart of the Coachella Valley, a northwest-southeast trending desert valley that constitutes the western end of the Colorado Desert. Dictated by this geographic setting, the climate and environment of the region are typical of the southern California desert country, marked by extremes in temperature and aridity. Temperatures in the region reach over 120 degrees Fahrenheit in summer, and dip to freezing in winter. Average annual precipitation is less than five inches, and the average annual evaporation rate exceeds three feet.

The rectangular-shaped project area lies on the generally level and sandy desert floor between the San Jacinto Mountains to the southwest and the Indio Hills to the northeast, near the Interstate 10 corridor, and in an area on the northern edge of the Rancho Mirage city limits that has been undergoing rapid suburban development over the recent decades. The surrounding land uses feature existing residential properties to the east and the south, vacant land to the west, and ongoing residential development to the north, with some commercial establishments along Bob Hope Drive, a local thoroughfare, further to the west.

The northernmost portion of the project area is occupied by an existing single-family residence at 35335 Via Josefina, while the rest of the parcel retains much of its natural character (Fig. 3). The surface soil is composed of lightly undulated, somewhat compact sand with some gravel mixed in along Via Florencia and Via Josefina, the two public roadways that defined the eastern and northern project boundaries (Fig. 4). Elevations on the property range roughly between 306 feet and 312 feet

Figure 4. Typical landscape in the project area, view to the northeast. (Photograph taken on November 7, 2022)

above mean sea level, sloping gently to the northeast. The project location is a part of the California Creosote Bush Scrub plant community, but the typical vegetation of the community is not represented within the project boundaries. Instead, the existing vegetation consists mainly of introduced landscaping plants such as palm, tamarisk, mesquite, olive, oleander, and sweet acacia.

## CULTURAL SETTING

### Prehistoric Context

Numerous investigations on the history of cultural development in southern California have led researchers to propose a number of cultural chronologies for the desert regions. A specific cultural sequence for the Colorado Desert was offered by Schaefer (1994) on the basis of the many archaeological studies conducted in the area. The earliest time period identified is the Paleoindian (ca. 8,000 to 10,000-12,000 years ago), when "small, mobile bands" of hunters and gatherers, who relied on a variety of small and large game animals as well as wild plants for subsistence, roamed the region (*ibid*.:63). These small groups settled "on mesas and terraces overlooking larger washes" (*ibid*.:64). The artifact assemblage of that period typically consists of very simple stone tools, "cleared circles, rock rings, [and] some geoglyph types" (*ibid*.).

The Early Archaic Period follows and dates to ca. 8,000 to 4,000 years ago. It appears that a decrease in population density occurred at this time and that the indigenous groups of the area relied more on foraging than hunting. Very few archaeological remains have been identified to this time period. The ensuing Late Archaic Period (ca. 4,000 to 1,500 years ago) is characterized by continued low population densities and groups of "flexible" sizes that settled near available seasonal food resources and relied on "opportunistic" hunting of game animals. Groundstone artifacts for food processing were prominent during this time period.

The most recent period in Schaefer's scheme, the Late Prehistoric, dates from ca. 1,500 years ago to the time of the Spanish missions, and saw the continuation of the seasonal settlement pattern. Peoples of the Late Prehistoric Period were associated with the Patayan cultural pattern and relied more heavily on the availability of seasonal "wild plants and animal resources" (Schaefer 1994:66). It was during this period that ceramics and the bow/arrow were introduced into the region.

The shores of Holocene Lake Cahuilla, during times of its presence, attracted much settlement and resource procurement activities. In times of the lake's desiccation and absence, according to Schaefer (1994:66), the Native people moved away from its receding shores towards rivers, streams, and mountains. Numerous archaeological sites dating to the last high stand of Holocene Lake Cahuilla, roughly between 1600 and 1700 A.D., have been identified along its former shoreline. Testing and mitigative excavations at these sites have recovered brown and buff ware ceramics, a variety of groundstone and projectile point types, ornaments, and cremation remains.

### Ethnohistoric Context

The Coachella Valley is a historical center of Native American settlement, where U.S. surveyors noted large numbers of Indian villages and *rancherías*, occupied by the Cahuilla people, in the mid-19th century. The origin of the name "Cahuilla" is unclear, but may originate from their own word

*káwiya*, meaning master or boss (Bean 1978). The Takic-speaking Cahuilla are generally divided by anthropologists into three groups, according to their geographic setting: the Pass Cahuilla of the San Gorgonio Pass-Palm Springs area, the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains and the Cahuilla Valley, and the Desert Cahuilla of the eastern Coachella Valley. The basic written sources on Cahuilla culture and history include Kroeber (1925), Strong (1929), and Bean (1978), based on information provided by such Cahuilla informants as Juan Siva, Francisco Patencio, Katherine Siva Saubel, and Mariano Saubel. The following ethnohistoric discussion is based primarily on these sources.

The Cahuilla did not have a single name that referred to an all-inclusive tribal affiliation. Instead, membership was in terms of lineages or clans. Each lineage or clan belonged to one of two main divisions of the people, known as moieties. Their moieties were named for the Wildcat, or *Tuktum*, and Coyote, or *Istam*. Members of clans in one moiety had to marry into clans from the other moiety. Individual clans had villages, or central places, and territories they called their own, for purposes of hunting game, and gathering raw materials for food, medicine, ritual, or tool use. They interacted with other clans through trade, intermarriage, and ceremonies.

Cahuilla subsistence was defined by the surrounding landscape and primarily based on the hunting and gathering of wild and cultivated foods, exploiting nearly all of the resources available in a highly developed seasonal mobility system. They were adapted to the arid conditions of the desert floor, the lacustral cycles of Holocene Lake Cahuilla, and the environments of the nearby mountains. When the lake was full, or nearly full, the Cahuilla would take advantage of the resources presented by the body of fresh water, building elaborate stone fish traps. Once the lake had desiccated, they relied on the available terrestrial resources. The cooler temperatures and resources available at higher elevations in the nearby mountains were also taken advantage of.

The Cahuilla diet included seeds, roots, wild fruits and berries, acorns, wild onions, piñon nuts, and mesquite and screw beans. Medicinal plants such as creosote, California sagebrush, yerba buena and elderberry were typically cultivated near villages (Bean and Saubel 1972). Common game animals included deer, antelope, big horn sheep, rabbits, wood rats and, when Holocene Lake Cahuilla was present, fish and waterfowl. The Cahuilla hunted with throwing sticks, clubs, nets, traps, and snares, as well as bows and arrow (Bean 1978; CSRI 2002). Common tools included manos and metates, mortars and pestles, hammerstones, fire drills, awls, arrow-straighteners, and stone knives and scrapers. These lithic tools were made from locally sourced material as well as materials procured through trade or travel. They also used wood, horn, and bone spoons and stirrers; baskets for winnowing, leaching, grinding, transporting, parching, storing, and cooking; and pottery vessels for carrying water, storage, cooking, and serving food and drink (*ibid.*).

As the landscape defined their subsistence practices, the tending and cultivation practices of the Cahuilla helped shape the landscape. Biological studies have recently found evidence that the fan palms found in the Coachella Valley and throughout the southeastern California desert (*Washingtonia filifera*) may not be relics from a paleo-tropical environment, but instead a relatively recent addition brought to the area and cultivated by native populations (Anderson 2005). The planting of palms by the Cahuilla is well-documented, as is their enhancement of palm stands through the practice of controlled burning (*ibid.*; Bean and Saubel 1972). Burning palm stands would increase fruit yield dramatically by eliminating pests such as the palm borer beetle, date

scales, and spider mites (Bean and Saubel 1972). It also prevented out-of-control wildfires by eliminating dead undergrowth before it accumulated to dangerous levels. The Cahuilla also burned stands of chia to produce higher yields, and deergrass to yield straighter, more abundant stalks for basketry (*ibid.*; Anderson 2005).

Population data prior to European contact is almost impossible to obtain, but estimates range from 3,600 to as high as 10,000 persons covering a territory of over 2,400 square miles. During the 19th century, the Cahuilla population was decimated as a result of European diseases, most notably smallpox, for which the Native peoples had no immunity. Today, Native Americans of Pass or Desert Cahuilla heritage are mostly affiliated with one or more of the Indian reservations in and near the Coachella Valley, including Agua Caliente, Morongo, Cabazon, Torres Martinez, and Augustine. There has been a resurgence of traditional ceremonies in recent years, and the language, songs, and stories are now being taught to the youngest generations.

**Historic Context**

In 1823-1825, José Romero, José Maria Estudillo, and Romualdo Pacheco became the first noted European explorers to travel through the Coachella Valley when they led a series of expeditions in search of a route to Yuma (Johnston 1987:92-95). Due to its harsh environment, few non-Indians ventured into the desert valley during the Mexican and early American periods, except those who traveled along the established trails. The most important of these trails was the Cocomaricopa Trail, an ancient Indian trading route that was "discovered" in 1862 by William David Bradshaw and known after that as the Bradshaw Trail (Gunther 1984:71; Ross 1992:25). In much of the Coachella Valley, this historic wagon road traversed a similar course to that of present-day State Route 111. During the 1860s-1870s, the Bradshaw Trail served as the main thoroughfare between coastal southern California and the Colorado River, until the completion of the Southern Pacific Railroad in 1876-1877 brought an end to its heyday (Johnston 1987:185).

Non-Indian settlement in the Coachella Valley began in the 1870s with the establishment of railroad stations along the Southern Pacific Railroad, and spread further in the 1880s after public land was opened for claims under the Homestead Act, the Desert Land Act, and other federal land laws (Laflin 1998:35-36; Robinson 1948:169-171). Farming became the dominant economic activity in the valley thanks to the development of underground water sources, often in the form of artesian wells. Around the turn of the century, the date palm was introduced into the Coachella Valley, and by the late 1910s dates were the main agricultural crop and the tree an iconic image celebrating the region as the "Arabia of America" (Shields Date Gardens 1957). Then, starting in the 1920s, a new industry featuring equestrian camps, resorts, hotels, and eventually country clubs began to spread throughout the Coachella Valley, transforming it into southern California's premier winter retreat.

In the Rancho Mirage area, the first notable settlement activities occurred in the 1910s-1920s, when several date ranches were established in the present-day city boundary (Love and Tang 1996:7). In 1924, R.P. "Bert" Davie and E.E. McIntyre subdivided the Rancho Rio del Sol Estates around today's Clancy Lane, creating a small community nicknamed "Little Santa Monica" (*ibid.*:8). Ten years later, Louis Blankenhorn and Laurence Macomber began a new subdivision at the mouth of Magnesia Spring Canyon, and for the first time bestowed the name Rancho Mirage on the community (*ibid.*). After the end of WWII, Rancho Mirage embarked on a period of rapid growth.

With the development of the Thunderbird Country Club and the Tamarisk Country Club in 1951-1952, Rancho Mirage set the trend in the post-WWII boom among the five cove communities along Highway 111 (*ibid.*:8-9). This trend has continued into the present and has given rise to the City of Rancho Mirage's popular reputation as the "country club city."

## RESEARCH METHODS

### RECORDS SEARCH

The historical/archaeological resources records search for this study was provided by the Eastern Information Center (EIC) at the University of California, Riverside, on November 1, 2022. During the records search, EIC staff examined maps and records on file for previously identified cultural resources and existing cultural resources reports within a one-mile radius of the project location. Previously identified cultural resources include properties designated as California Historical Landmarks, Points of Historical Interest, or Riverside County Historic Landmarks, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory.

### NATIVE AMERICAN PARTICIPATION

On October 3, 2022, CRM TECH submitted a written request to the State of California Native American Heritage Commission (NAHC) for a records search in the commission's Sacred Lands File. In the meantime, CRM TECH contacted the nearby Agua Caliente Band of Cahuilla Indians (ACBCI) for additional information on potential Native American cultural resources in the project vicinity and to arrange for tribal participation in the upcoming archaeological field survey. The responses from the NAHC and the Agua Caliente Band are summarized below and attached to this report in Appendix 2.

### FIELD SURVEY

On November 7, 2022, CRM TECH archaeologist Hunter O'Donnell carried out the field survey of the project area with the assistance of ACBCI archaeological technician Nicole Raslich from the Tribal Historic Preservation Office. The survey was conducted at an intensive level by walking a series of parallel north-south transects at 15-meter (approximately 50-foot) intervals. In this way, the entire project area was systematically and carefully examined for any evidence of human activities dating to the prehistoric or historic period (i.e., 50 years or older). Ground visibility was excellent (95%) due to sparse vegetation over the majority of the project area.

### HISTORICAL BACKGROUND RESEARCH

Historical background research for this study was conducted by CRM TECH principal investigator Bai "Tom" Tang and project historian/architectural historian Terri Jacquemain on the basis of the following sources:

- Published literature in local and regional history;
- Riverside County Assessor's real property information database;

- Building permit records of the City of Rancho Mirage;
- Federal land records of the U.S. Bureau of Land Management (BLM), available at the BLM website;
- U.S. General Land Office (GLO) land survey plat maps dated 1856, also available at the BLM website;
- U.S. Geological Survey (USGS) topographic maps dated 1904-1981, available at the USGS website;
- Aerial and satellite photographs taken in 1972-2021, available at the Nationwide Environmental Title Research (NETR) Online website and through the Google Earth software;
- Various online genealogical databases, such as those available at the Ancestry.com website.

## RESULTS AND FINDINGS

### RECORDS SEARCH

According to EIC records, the project area had not been surveyed for cultural resources prior to this study, and no cultural resources had been recorded on or adjacent to the property. Within the one-mile scope of the records search, EIC records identify a total of 25 previous studies completed on various tracts of land and linear features between 1981 and 2018 (Fig. 5). As a result of these and other similar studies in the vicinity, three prehistoric (i.e., Native American) sites, two historic-period sites, and four isolates (i.e., localities with fewer than three artifacts) were previously recorded within the scope of the records search, as listed in Table 1. All but one of these previously recorded cultural resources were found to the north of the project area, and all of them were located at least a half-mile away. As such, none of these known cultural resources require further consideration during this study.

**Table 1. Previously Recorded Cultural Resources within the Scope of the Records Search**

| Primary No. | Trinomial | Age | Description |
|---|---|---|---|
| 33-010953 | N/A | Historical | Isolate: two sanitary cans |
| 33-010956 | N/A | Historical | Isolate: one sanitary can |
| 33-017008 | CA-RIV-8855H | Historical | Remains of a shed |
| 33-017009 | CA-RIV-8856 | Prehistoric | Concentration of burnt human bone fragments |
| 33-017010 | CA-RIV-8857 | Prehistoric | Two concentrations of burnt human bone fragments |
| 33-017011 | CA-RIV-8858 | Prehistoric | Metate, mano, and two uniface tools |
| 33-017012 | N/A | Prehistoric | Isolate: ceramic sherd |
| 33-024161 | N/A | Prehistoric | Isolate: unifacial metate fragment |
| 33-026824 | CA-RIV-12609H | Historical | Refuse scatter |

### NATIVE AMERICAN PARTICIPATION

In response to CRM TECH's inquiry, the NAHC reported in a letter dated November 9, 2022, that the Sacred Lands File identified no Native American cultural resources in the project vicinity but recommended contacting local Native American groups for further information. For that purpose, the NAHC provided a list of potential contacts in the region. The NAHC's reply is attached to this report in Appendix 2 for reference by the City of Rancho Mirage in future government-to-government consultations, if necessary. In their reply letter dated October 11, 2022, the ACBCI requested to review all cultural resources documentation generated for this project (see App. 2). In

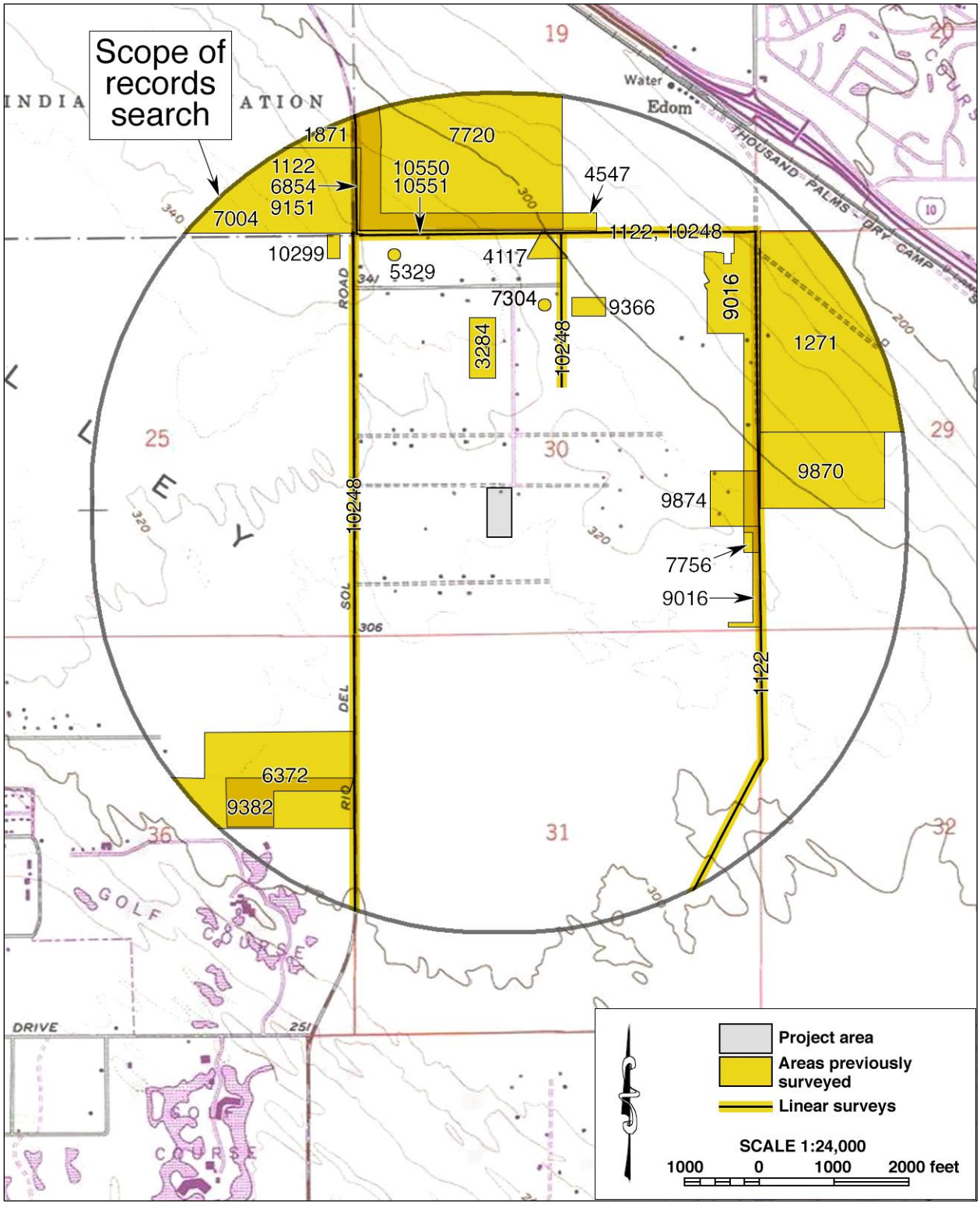


Figure 5. Previous cultural resources studies in the vicinity of the project area, listed by EIC file number. Locations of known historical/archaeological resources are not shown as a protective measure.

addition, the tribe requested archaeological and Native American monitoring of all ground-disturbing activities associated with the project.

## FIELD SURVEY

During the field survey, no archaeological resources of prehistoric origin were encountered within the project boundaries. The only potential "historical resource" identified on the property was the existing residence at 35335 Via Josefina, which evidently dates to the late historic period. The building was recorded into the California Historical Resources Inventory under the temporary designation Site 3955-1H (see App. 3), pending assignment of a permanent identification number.

The design, layout, materials, and overall appearance of the residence is consistent to modest Ranch-style homes that became prevalent in the years following the end of World War II. It is a typical, simple wood-framed rectangular structure set on a concrete slab foundation with a medium-pitched gable roof that flattens over two sizable additions on either side. The building reflects common building practices of the time, with no distinguished or remarkable qualities in architectural design or construction techniques. A detailed building description and additional information are presented in the record forms attached in Appendix 3.

## HISTORICAL BACKGROUND RESEARCH

Historical sources consulted for this study indicate that the project area remained unsettled and undeveloped until the post-World War II era (Figs. 6-9; County of Riverside n.d.). Prior to that, no human-made features were noted in or near the project area despite its location near a major transportation corridor occupied by the Southern Pacific Railroad and U.S. Highway 60/70/99 (Figs. 6-8). By the late 1950s, in contrast, a number of scattered buildings had appeared in the vicinity, along with a web of mostly unpaved roads, including what is now Via Florencia (Fig. 9). One of the buildings, constructed in or around 1958 (County of Riverside n.d.), was located in the northern portion of the project area, corresponding in location to the residence at 35335 Via Josefina today (Fig. 9).

Archival records reveal that these buildings were the results of a wave of small tract claims on public land in Section 30 (BLM n.d.). Around that time, similar claims were made in large numbers in many areas of the Coachella Valley following postwar streamlining of the Small Tract Act of 1938, whereby the U.S. government granted to private owners five-acre homesteads in the southern California desert with the caveat that construction must occur within two years for a claim to remain valid. The resulting "jackrabbit homesteads," as they came to be known, were often hastily constructed using subpar materials and building practices, and were often abandoned soon afterwards or fell victim to the harsh climate (Bellisi n.d.; Verdin 2000).

The residence at 35335 Via Josefina was built on one such claim that was filed by Ada Tilley Allen (1896-1981) of Los Angeles and approved by the U.S. government in 1958 (BLM n.d.). Born in Ohio, Ada Tilley lived with her parents and siblings at various locations in the Midwest in the 1900-1920 era, including Hanover, Ohio; White Hall, Illinois; and Emporia, Kansas (Ancestry.com n.d.). In 1930-1931, the former Miss Tilley and her husband George W. Allen, a salesman, maintained their home near Chicago, Illinois, where she worked as a vocal teacher (*ibid*.). Twenty years later,

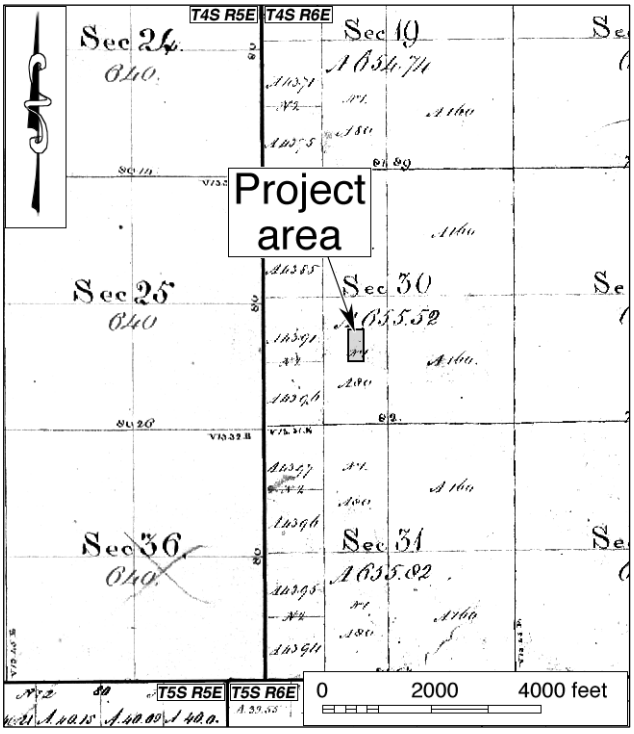


Figure 6. The project area and vicinity in 1853-1856. (Source: GLO 1856a-d)

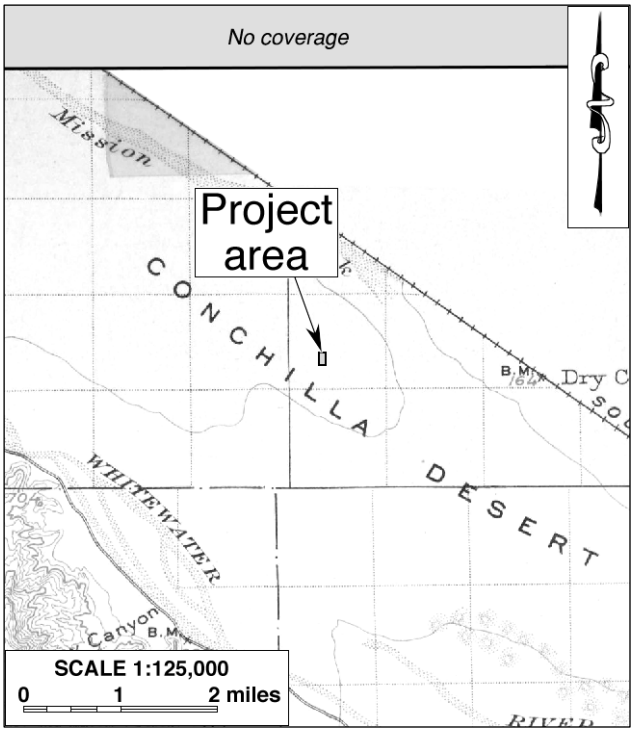


Figure 7. The project area and vicinity in 1901. (Source: USGS 1904)

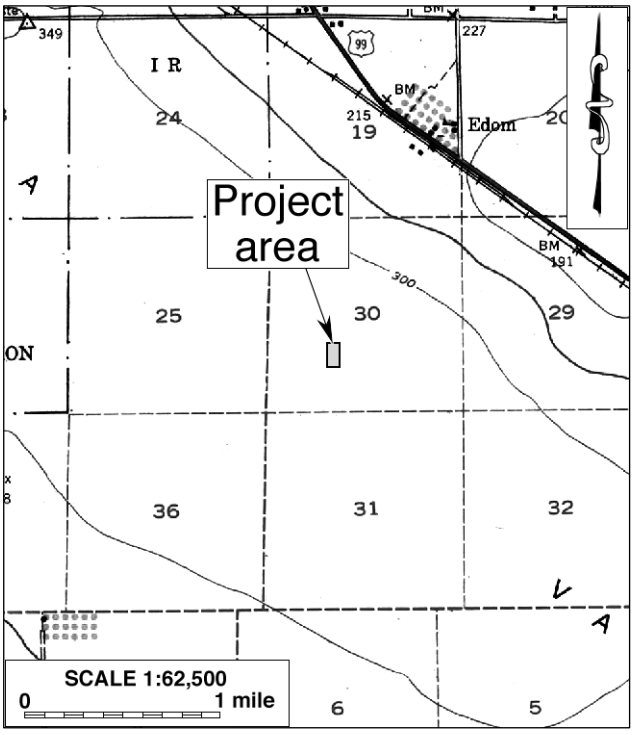


Figure 8. The project area and vicinity in 1941. (Source: USGS 1941)

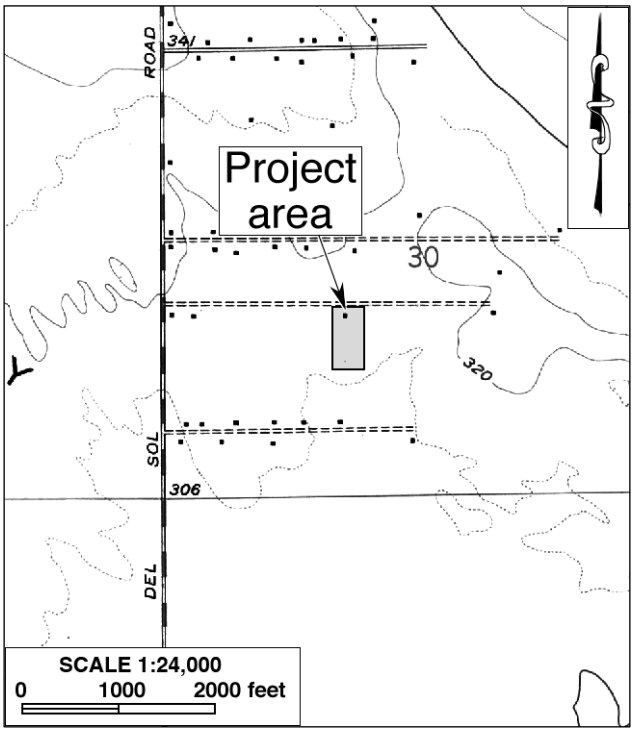


Figure 9. The project area and vicinity in 1951-1958. (Source: USGS 1958)

shortly before she filed the small tract claim in the desert, the couple had moved to Los Angeles, where George Allen was a program director at a radio station while Ada Allen continued to teach music at a private school (*ibid*.). She was last known as a resident of Carlsbad, California, but later moved to the San Francisco Bay area before passing away in Contra Costa County (*ibid*.).

Building permits on file for this address suggest that the residence was at least partly rehabilitated in 1996-1997 by then owner Mike Miller after it was damaged by fire (City of Rancho Mirage 1996-1997). The pergola also dates to this time (*ibid.*). A year later, a permit for a septic seepage tank was issued to new owner Robert Cavanaugh, and another permit was issued for reroofing in 1999 (City of Rancho Mirage 1998-1999). Aerial photos indicate the additions on the east and west sides of the building occurred between 1972 and 1977, and the outbuilding to the south of the residence was added sometime between 1984 and 1996 (NETR Online 1972-1996).

Since the 1980s, development activities greatly accelerated in the surrounding area, culminating with the construction of the suburban residential tracts on the adjacent properties after the turn of the century (NETR Online 1972-2020). Despite the drastic transformation of the formerly rural landscape nearby, no major changes in land use were evident within the project area itself during the same period (*ibid.*).

## DISCUSSION

The purpose of this study is to identify any cultural resources within the project area and to assist the City of Rancho Mirage in determining whether such resources meet the official definition of "historical resources," as provided in the California Public Resources Code, in particular CEQA. According to PRC §5020.1(j), "'historical resource' includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California."

More specifically, CEQA guidelines state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that "generally a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources" (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
(2) Is associated with the lives of persons important in our past.
(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

(4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

In summary of the research results presented above, the residence at 35335 Via Josefina is the only potential "historical resource" identified in the project area. The 1958 construction of the residence places it in the throes of a nationwide housing boom after World War II. The rapid expansion of urban and suburban growth at that time is undoubtedly a pattern of events that has left an important legacy in the history of the United States, the State of California, the Coachella Valley region, as well as the City of Rancho Mirage, but this building does not demonstrate a unique or particularly close association with that pattern of events or any other historical theme. Meanwhile, historical background research during this study has not identified any persons or specific events of recognized historic significance in association with the residence. Furthermore, the additions and other exterior alterations have significantly compromised the historic integrity of the building in relation to its period of origin.

In terms of architectural, structural, or engineering merits, the building does not represent an important example of any style, property type, period, region, and method of construction, nor is it known to embody the work or accomplishment of any prominent architect, designer, or builder. As a late-historic-period product of common construction practice, the building holds little promise for any important historical or archaeological data. Based on these considerations, the present study concludes that the residence at 35335 Via Josefina does not appear eligible for listing in the California Register of Historical Resources and thus does not meet the definition of a "historical resource," as outlined above.

## CONCLUSIONS AND RECOMMENDATIONS

CEQA establishes that a project that may cause a substantial adverse change in the significance of a "historical resource" is a project that may have a significant effect on the environment (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

In conclusion, the late-historic-period residence currently extant in the project area does not constitute a "historical resource" under CEQA provisions, and no other potential "historical resources" were encountered within or adjacent to the project boundaries. Therefore, CRM TECH presents the following recommendations to the City of Rancho Mirage:

- The proposed project will not cause a substantial adverse change to any known "historical resources."
- No further cultural resources investigation is necessary for the project unless development plans undergo such changes as to include areas not covered by this study.
- If buried cultural materials are discovered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

## REFERENCES


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Anderson, M. Kat
2005 *Tending the Wild: Native American Knowledge and the Management of California's Natural Resources*. University of California Press, Berkeley.

Bean, Lowell John
1978 Cahuilla. In Robert F. Heizer (ed.): *Handbook of North American Indians*, Vol. 8: *California*; pp. 575-587. Smithsonian Institution, Washington, D.C.

Bean, Lowell John, and Katherine Siva Saubel
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n.d. The Official Federal Land Records Site. http://www.glorecords.blm.gov.

City of Rancho Mirage
1996-1999 Building permit records for 35335 Via Josefina. On file, City of Rancho Mirage Development Services Department, Building and Safety Division.

County of Riverside
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GLO (General Land Office, U.S. Department of the Interior)
1856a Plat map: Township No. 4 South Range No. 5 East, SBBM; surveyed in 1855-1856.
1856b Plat map: Township No. 4 South Range No. 6 East, SBBM; surveyed in 1855-1856.
1856c Plat Map: Township No. 5 North Range No. 5 West, SBBM; surveyed in 1853-1855.
1856d Plat Map: Township No. 5 North Range No. 6 West, SBBM; surveyed in 1853-1855.

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1985-2021 Aerial photographs of the project vicinity. Available through the Google Earth software.

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Kroeber, Alfred L.
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NETR (Nationwide Environmental Title Research) Online
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Strong, William Duncan
1929 *Aboriginal Society in Southern California*. University of California Publications in American Archaeology and Ethnology, Vol. 26.
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1904 Map: Indio, Calif. (30', 1:125,000); surveyed in 1901.
1941 Map: Edom, Calif. (15', 1:62,500); aerial photographs taken in 1941.
1958 Map: Cathedral City, Calif. (7.5', 1:24,000); aerial photographs taken in 1956.
1979 Map: Santa Ana, Calif. (120'x60', 1:250,000); 1959 edition revised.
1981 Map: Cathedral City, Calif. (7.5', 1:24,000); 1958 edition photorevised in 1978.
Verdin, Tom
2000 Homesteader Legacy Leaves Desert Littered with Abandoned Shacks. *The Los Angeles Times* November 5.

## APPENDIX 1:
## PERSONNEL QUALIFICATIONS

### PRINCIPAL INVESTIGATOR, HISTORY/ARCHITECTURAL HISTORY
### Bai "Tom" Tang, M.A.

**Education**

| | |
|---|---|
| 1988-1993 | Graduate Program in Public History/Historic Preservation, University of California, Riverside. |
| 1987 | M.A., American History, Yale University, New Haven, Connecticut. |
| 1982 | B.A., History, Northwestern University, Xi'an, China. |
| 2000 | "Introduction to Section 106 Review," presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno. |
| 1994 | "Assessing the Significance of Historic Archaeological Sites," presented by the Historic Preservation Program, University of Nevada, Reno. |

**Professional Experience**

| | |
|---|---|
| 2002- | Principal Investigator, CRM TECH, Riverside/Colton, California. |
| 1993-2002 | Project Historian/Architectural Historian, CRM TECH, Riverside, California. |
| 1993-1997 | Project Historian, Greenwood and Associates, Pacific Palisades, California. |
| 1991-1993 | Project Historian, Archaeological Research Unit, University of California, Riverside. |
| 1990 | Intern Researcher, California State Office of Historic Preservation, Sacramento. |
| 1990-1992 | Teaching Assistant, History of Modern World, University of California, Riverside. |
| 1988-1993 | Research Assistant, American Social History, University of California, Riverside. |
| 1985-1988 | Research Assistant, Modern Chinese History, Yale University. |
| 1985-1986 | Teaching Assistant, Modern Chinese History, Yale University. |
| 1982-1985 | Lecturer, History, Xi'an Foreign Languages Institute, Xi'an, China. |

**Cultural Resources Management Reports**

Preliminary Analyses and Recommendations Regarding California's Cultural Resources Inventory System (with Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

**PRINCIPAL INVESTIGATOR, ARCHAEOLOGY**
**Michael Hogan, Ph.D., RPA (Registered Professional Archaeologist)**

## Education

| | |
|---|---|
| 1991 | Ph.D., Anthropology, University of California, Riverside. |
| 1981 | B.S., Anthropology, University of California, Riverside; with honors. |
| 1980-1981 | Education Abroad Program, Lima, Peru. |
| 2002 | "Section 106—National Historic Preservation Act: Federal Law at the Local Level," UCLA Extension Course #888. |
| 2002 | "Recognizing Historic Artifacts," workshop presented by Richard Norwood, Historical Archaeologist. |
| 2002 | "Wending Your Way through the Regulatory Maze," symposium presented by the Association of Environmental Professionals. |
| 1992 | "Southern California Ceramics Workshop," presented by Jerry Schaefer. |
| 1992 | "Historic Artifact Workshop," presented by Anne Duffield-Stoll. |

## Professional Experience

| | |
|---|---|
| 2002- | Principal Investigator, CRM TECH, Riverside/Colton, California. |
| 1999-2002 | Project Archaeologist/Field Director, CRM TECH, Riverside, California. |
| 1996-1998 | Project Director and Ethnographer, Statistical Research, Inc., Redlands, California. |
| 1992-1998 | Assistant Research Anthropologist, University of California, Riverside. |
| 1992-1995 | Project Director, Archaeological Research Unit, U.C. Riverside. |
| 1993-1994 | Adjunct Professor, Riverside Community College, Mt. San Jacinto College, U.C. Riverside, Chapman University, and San Bernardino Valley College. |
| 1991-1992 | Crew Chief, Archaeological Research Unit, U.C. Riverside. |
| 1984-1998 | Project Director, Field Director, Crew Chief, and Archaeological Technician for various southern California cultural resources management firms. |

## Research Interests

Cultural Resource Management, Southern Californian Archaeology, Settlement and Exchange Patterns, Specialization and Stratification, Culture Change, Native American Culture, Cultural Diversity.

## Cultural Resources Management Reports

Principal investigator for, author or co-author of, and contributor to numerous cultural resources management study reports since 1986.

## Memberships

Society for American Archaeology; Society for California Archaeology; Pacific Coast Archaeological Society; Coachella Valley Archaeological Society.

## PROJECT HISTORIAN/ARCHITECTURAL HISTORIAN
## Terri Jacquemain, M.A.

### Education

| | |
|---|---|
| 2004 | M.A., Public History and Historic Resource Management, University of California, Riverside. |
| 2002 | B.S., Anthropology, University of California, Riverside. |
| 2001 | Archaeological Field School, University of California, Riverside. |
| 1991 | A.A., Riverside Community College, Norco Campus. |

### Professional Experience

| | |
|---|---|
| 2003- | Historian/Architectural Historian/Report Writer, CRM TECH, Riverside/Colton, California. |
| 2002-2003 | Teaching Assistant, Religious Studies Department, University of California, Riverside. |
| 2002 | Interim Public Information Officer, Cabazon Band of Mission Indians. |
| 2000 | Administrative Assistant, Native American Student Programs, University of California, Riverside. |
| 1997-2000 | Reporter, *Inland Valley Daily Bulletin*, Ontario, California. |
| 1991-1997 | Reporter, *The Press-Enterprise*, Riverside, California. |

### Membership

California Preservation Foundation.

## PROJECT ARCHAEOLOGIST/REPORT WRITER
## Breidy Q. Vilcahuaman, M.A., RPA (Registered Professional Archaeologist)

### Education

| | |
|---|---|
| 2018 | M.A., Anthropology, Georgia State University, Atlanta, Georgia. |
| 2005 | B.A., Anthropology, University Nacional del Centro del Peru. |

### Professional Experience

| | |
|---|---|
| 2022- | Project Archaeologist, CRM TECH, Colton, California. |
| 2021-2022 | Archaeological Technician, Applied Earthwork, Inc., Hemet, California. |
| 2021 | Archaeologist/Crew Chief, Historical Research Associates, Inc., Portland, Oregon. |
| 2020-2021 | Archaeological Technician, Cogstone Resource Management, Orange, California. |
| 2020 | Archaeological Technician, McKenna et al., Whittier, California. |

**PROJECT ARCHAEOLOGIST**
**Hunter C. O'Donnell, B.A.**

## Education

| | |
|---|---|
| 2016- | M.A. Program, Applied Archaeology, California State University, San Bernardino. |
| 2015 | B.A. (*cum laude*), Anthropology, California State University, San Bernardino. |
| 2012 | A.A., Social and Behavioral Sciences, Mt. San Antonio College, Walnut, California. |
| 2011 | A.A., Natural Sciences and Mathematics, Mt. San Antonio College, Walnut, California. |
| 2014 | Archaeological Field School, Santa Rosa Mountains; supervised by Bill Sapp of the United States Forest Service and Daniel McCarthy of the San Manuel Band of Mission Indians. |

## Professional Experience

| | |
|---|---|
| 2017- | Project Archaeologist, CRM TECH, Colton, California. |
| 2016-2018 | Graduate Research Assistant, Applied Archaeology, California State University, San Bernardino. |
| 2016-2017 | Cultural Intern, Cultural Department, Pechanga Band of Luiseño Indians, Temecula, California. |
| 2015 | Archaeological Intern, U.S. Bureau of Land Management, Barstow, California. |
| 2015 | Peer Research Consultant: African Archaeology, California State University, San Bernardino. |

## APPENDIX 2

# NATIVE AMERICAN RESPONSES

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

*03-008-2022-006*

October 11, 2022

[VIA EMAIL TO:ngallardo@crmtech.us]
CRM TECH
Ms. Nina Gallardo
1016 E. Cooley Drive, Suite A/B
Colton, CA 92324

**Re: 35335 Via Josefina**

Dear Ms. Nina Gallardo,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the TTM 38447 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

*A copy of the records search with associated survey reports and site records from the information center.

*Copies of any cultural resource documentation (report and site records) generated in connection with this project.

*The presence of an archaeologist that meets the Secretary of Interior's standards during any ground disturbing activities.

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

*A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 883-1134. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

5401 DINAH SHORE DRIVE, PALM SPRINGS, CA 92264
T 760/699/6800 F 760/699/6924 WWW.AGUACALIENTE-NSN.GOV

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

Nicole Raslich
Archaeological Technician
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

5401 DINAH SHORE DRIVE, PALM SPRINGS, CA 92264
T 760/699/6800 F 760/699/6924 WWW.AGUACALIENTE-NSN.GOV

# NATIVE AMERICAN HERITAGE COMMISSION



**NAHC HEADQUARTERS**
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

November 9, 2022

Nina Gallardo
CRM TECH

Via Email to: ngallardo@crmtech.us

**Re: Proposed Tentative Tract Map No. 38447 Project, Riverside County**

Dear Ms. Gallardo:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
*Cultural Resources Analyst*

Attachment

**Native American Heritage Commission**
**Native American Contact List**
**Riverside County**
**11/9/2022**

***Agua Caliente Band of Cahuilla Indians***
Reid Milanovich, Chairperson
5401 Dinah Shore Drive — Cahuilla
Palm Springs, CA, 92264
Phone: (760) 699 - 6800
Fax: (760) 699-6919
laviles@aguacaliente.net

***Agua Caliente Band of Cahuilla Indians***
Patricia Garcia-Plotkin, Director
5401 Dinah Shore Drive — Cahuilla
Palm Springs, CA, 92264
Phone: (760) 699 - 6907
Fax: (760) 699-6924
ACBCI-THPO@aguacaliente.net

***Augustine Band of Cahuilla Mission Indians***
Amanda Vance, Chairperson
84-001 Avenue 54 — Cahuilla
Coachella, CA, 92236
Phone: (760) 398 - 4722
Fax: (760) 369-7161
hhaines@augustinetribe.com

***Cabazon Band of Mission Indians***
Doug Welmas, Chairperson
84-245 Indio Springs Parkway — Cahuilla
Indio, CA, 92203
Phone: (760) 342 - 2593
Fax: (760) 347-7880
jstapp@cabazonindians-nsn.gov

***Cahuilla Band of Indians***
Daniel Salgado, Chairperson
52701 U.S. Highway 371 — Cahuilla
Anza, CA, 92539
Phone: (951) 763 - 5549
Fax: (951) 763-2808
Chairman@cahuilla.net

***Los Coyotes Band of Cahuilla and Cupeño Indians***
Ray Chapparosa, Chairperson
P.O. Box 189 — Cahuilla
Warner Springs, CA, 92086-0189
Phone: (760) 782 - 0711
Fax: (760) 782-0712

***Morongo Band of Mission Indians***
Ann Brierty, THPO
12700 Pumarra Road — Cahuilla, Serrano
Banning, CA, 92220
Phone: (951) 755 - 5259
Fax: (951) 572-6004
abrierty@morongo-nsn.gov

***Morongo Band of Mission Indians***
Robert Martin, Chairperson
12700 Pumarra Road — Cahuilla, Serrano
Banning, CA, 92220
Phone: (951) 755 - 5110
Fax: (951) 755-5177
abrierty@morongo-nsn.gov

***Quechan Tribe of the Fort Yuma Reservation***
Jill McCormick, Historic Preservation Officer
P.O. Box 1899 — Quechan
Yuma, AZ, 85366
Phone: (760) 572 - 2423
historicpreservation@quechantribe.com

***Quechan Tribe of the Fort Yuma Reservation***
Manfred Scott, Acting Chairman
Kw'ts'an Cultural Committee
P.O. Box 1899 — Quechan
Yuma, AZ, 85366
Phone: (928) 750 - 2516
scottmanfred@yahoo.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Proposed Tentative Tract Map No. 38447 Project, Riverside County.

**Native American Heritage Commission**
**Native American Contact List**
**Riverside County**
**11/9/2022**

***Ramona Band of Cahuilla***
John Gomez, Environmental Coordinator
P. O. Box 391670 — Cahuilla
Anza, CA, 92539
Phone: (951) 763 - 4105
Fax: (951) 763-4325
jgomez@ramona-nsn.gov

***Ramona Band of Cahuilla***
Joseph Hamilton, Chairperson
P.O. Box 391670 — Cahuilla
Anza, CA, 92539
Phone: (951) 763 - 4105
Fax: (951) 763-4325
admin@ramona-nsn.gov

***Santa Rosa Band of Cahuilla Indians***
Lovina Redner, Tribal Chair
P.O. Box 391820 — Cahuilla
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228
lsaul@santarosa-nsn.gov

***Soboba Band of Luiseno Indians***
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 — Cahuilla
San Jacinto, CA, 92581 — Luiseno
Phone: (951) 663 - 5279
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

***Soboba Band of Luiseno Indians***
Isaiah Vivanco, Chairperson
P. O. Box 487 — Cahuilla
San Jacinto, CA, 92581 — Luiseno
Phone: (951) 654 - 5544
Fax: (951) 654-4198
ivivanco@soboba-nsn.gov

***Torres-Martinez Desert Cahuilla Indians***
Cultural Committee,
P.O. Box 1160 — Cahuilla
Thermal, CA, 92274
Phone: (760) 397 - 0300
Fax: (760) 397-8146
Cultural-Committee@torresmartinez-nsn.gov

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Proposed Tentative Tract Map No. 38447 Project, Riverside County.

**APPENDIX 3**

# CALIFORNIA HISTORICAL RESOURCES INVENTORY RECORD FORMS

**Site 3955-1H**
**(Temporary Designations)**

State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

# PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date


*Resource Name or # (Assigned by recorder) CRM TECH 3955-1H

**P1.** **Other Identifier:** The Duran Casa

***P2.** **Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Riverside
**and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. **USGS 7.5' Quad** Cathedral City, Calif. **Date** 1981 (photorevised)
**T**4S; **R**6E; NE **1/4 of** SW **1/4 of** NE **1/4 of** SW **1/4 of Sec** 30 ; S.B. **B.M.**

c. **Address** 35335 Via Josefina **City** Rancho Mirage **Zip** 92270

d. **UTM:** (Give more than one for large and/or linear resources) **Zone** 11 ; 555,584 **mE/** 3,739,302 **mN**
**UTM Derivation:** ☐ USGS Quad ☒ GIS ☐ Google Earth

e. **Other Locational Data:** (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) Assessor's Parcel Number 685-100-012; southwest corner of Via Josefina and Via Florencia

***P3a.** **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This one-story, wood-framed single-family residence rests on a concrete slab foundation and is a product of at least two sizable additions on both the east and west sides of the original rectangular mass. The building retains a rectangular shape, but the mid-portion sports a medium-pitched gable roof of composition shingles that flattens to slope at a very low pitch over the addition on each side, ending in medium or narrow eaves with fascia boards. The exterior walls are clad in peach-colored stucco. (*Continued on p. 3*)

***P3b.** **Resource Attributes:** (List attributes and codes) HP2: Single-family property

***P4.** **Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

**P5a.** **Photograph or Drawing** (Photograph required for buildings, structures, and objects.)

**P5b.** **Description of Photo** (view, date, accession number): November 7, 2022; view to the northwest

***P6.** **Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐ Both Ca. 1958

***P7.** **Owner and Address:** Lucy Duran, 35335 Via Josefina, Rancho Mirage, CA 92270

***P8.** **Recorded by** (Name, affiliation, & address): Hunter O'Donnell, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324

***P9.** **Date Recorded:** November 7, 2022

***P10.** **Survey Type** (describe): Intensive-level survey for CEQA compliance

***P11.** **Report Citation:** (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang, Terri Jacquemain, Breidy Q. Vilcahuaman, and Hunter O'Donnell (2023): Historical/ Archaeological Resources Survey Report: Tentative Tract Map No. 38447, Assessor's Parcel No. 685-100-012, City of Rancho Mirage, Riverside County, California

***Attachments:** ☐None ☒Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD



*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) CRM TECH 3955-1H

B1. Historic Name:

B2. Common Name: The Duran Casa

B3. Original Use: Residence

B4. Present Use: Same

***B5. Architectural Style:** Ranch

***B6. Construction History:** (Construction date, alterations, and date of alterations) Archival records indicate that this residence was constructed around 1958 on a small tract claim filed by Ada Tilley Allen (1896-1981) of Los Angeles and approved by the U.S. government in that year. Born in Ohio, Ada Allen lived at various locations in the Midwest during the early 20th century before settling near Chicago, Illinois, with her husband George W. Allen, a salesman. Around 1930, she worked as a vocal teacher. (*Continued on p. 3*)

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:** See Item P3a.

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme** Post-WWII residential development

**Area** Rancho Mirage

**Period of Significance** 1945-1970

**Property Type** Single-family residence

**Applicable Criteria** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) Historical background research has identified no persons or specific events of recognized historic significance in association with this residence, nor does the building demonstrate a unique or particularly close association with any pattern of events as a historical theme. Furthermore, the (*Continued on p. 3*)

B11. Additional Resource Attributes: (List attributes and codes) HP4: Ancillary building

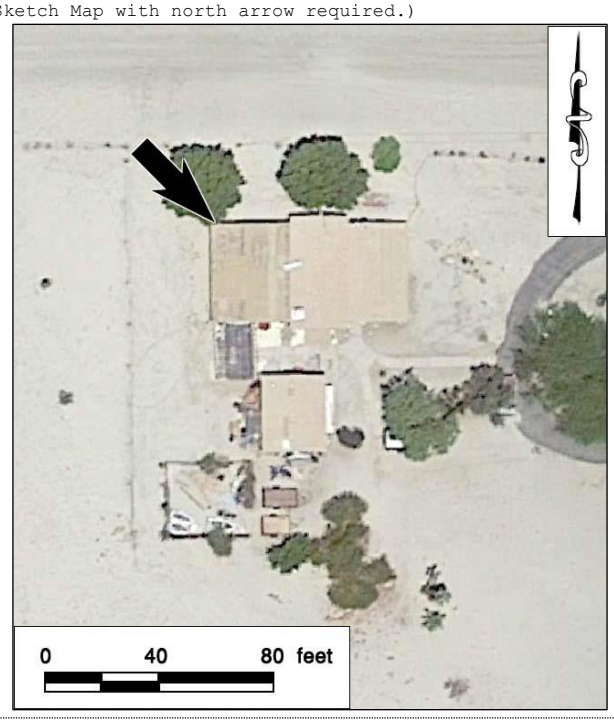
***B12. References:** Riverside County Assessor's real property tax assessment database; City of Rancho Mirage building permit records; U.S. Bureau of Land Management land patent records; historical aerial photographs at www.historicaerials.com and mil.library.ucsb.edu/ap_indexes/FrameFinder/; genealogical databases at www.ancestry.com.

B13. Remarks:

***B14. Evaluator:** Terri Jacquemain

***Date of Evaluation:** March 22, 2023

(Sketch Map with north arrow required.)




(This space reserved for official comments.)



*Required information

***P3a. Description** (continued): Fenestration consists of uniformly sized aluminum-framed sliding windows set in updated vinyl framing with decorative wooden shutters flanking each window. These are spaced three across on the eastern façade, with another on either end of this addition. A vinyl-framed bay window is set on the rear (northern) façade of the original mass. The entries feature two sets of wood-framed French doors with wood-framed, multi-paned sidelights on the southern façade of the building. The one in the center of the façade appears intact, while the second one, set to the west, has both the doors and the sidelights altered with modern materials. A similar set of French doors open to the north on the rear façade of the western addition. Two other entries, both with glazed single wooden doors, are placed in the front and rear façades of the eastern addition.

A large chimney protrudes the roofline at the southwest corner of the original structure, clad on the exterior with vertical wood boards on three sides and particle board on the fourth. A gabled outbuilding with a composition-shingle roof and vertical board siding stands to the south of the western addition, with a concrete-paved patio and a wooden pergola. A low hill to the east of the residence is decorated with boulders and a small metal sculpture. A horseshoe-shaped asphalt driveway and concrete walkways connect the residence to Via Josefina to the east. The remains of an irrigation line were noted along the north side of the property, although only three trees to the north of the residence seem to be along this line. The residence appears to be occupied and is in good condition.

***B6. Construction History:** (Construction date, alterations, and date of alterations) By 1950, the couple had moved to Los Angeles, and Ada Allen continued to teach music at a private school. She was last known as a resident of Carlsbad, California, but later moved to the San Francisco Bay area before passing away in Contra Costa County.

Building permits on file for this address suggest that the residence was at least partly rehabilitated in 1996-1997 by then owner Mike Miller after it was damaged by fire. The pergola also dates to this time. A year later, a permit for a septic seepage tank was issued to new owner Robert Cavanaugh, and another permit was issued for reroofing in 1999. Aerial photos indicate the additions on the east and west sides of the building occurred between 1972 and 1977, and the outbuilding to the south of the residence was added sometime between 1984 and 1996.

***B10. Significance:** (continued): additions and other exterior alterations have significantly compromised the historic integrity of the building in relation to its period of origin.

In terms of architectural, structural, or engineering merits, the building does not represent an important example of any style, property type, period, region, and method of construction, nor is it known to embody the work or accomplishment of any prominent architect, designer, or builder. As a late-historic-period product of common construction practice, the building holds little promise for any important historical or archaeological data. Therefore, the residence at 35335 Via Josefina does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

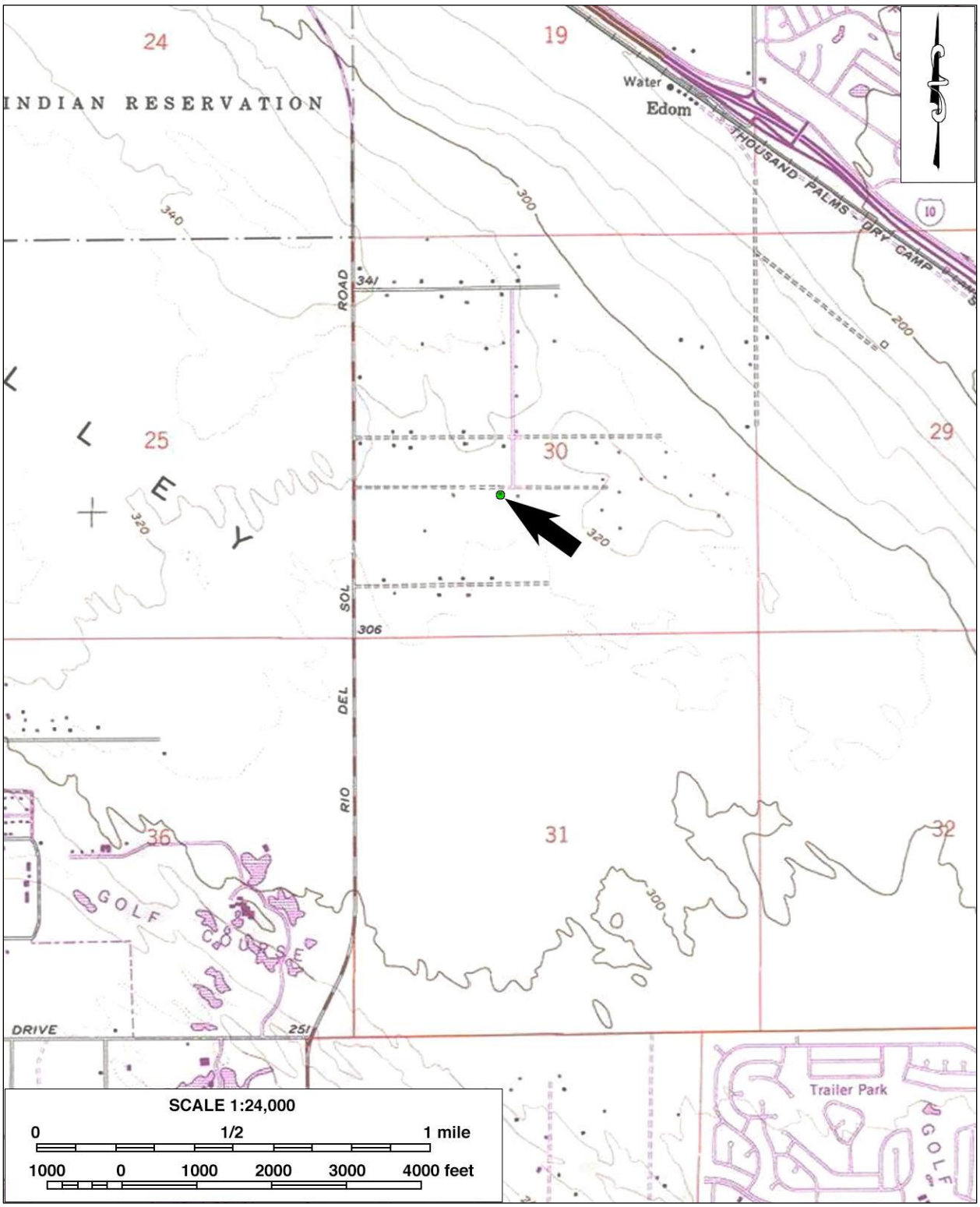
State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
# LOCATION MAP

Primary #
HRI #
Trinomial



*Resource Name or # (Assigned by recorder) CRM TECH 3955-1H

*Map Name: Cathedral City, Calif. *Scale: 1:24,000 Date of Maps: 1981






*Required information

# INTRODUCTION TO ENERGY SCREENING TABLES

The following worksheets are used to evaluated the potential impacts of a project.

### Table 1 Definition of Project

This Table is used to establish the proposed development parameters that are used the calculation of energy usage. The independent variable to be entered is identified by shading. For residential development, the number of housing units should be entered in the shaded area. For non-residential development, the total floor area of development should be entered in the shaded area.

### Tables 2 Summary of Project Impacts

**Consumption/Generation Rates.** This table indicates the development's projected electrical consumption, natural gas consumption, water consumption, effluent generation, and solid waste generation. No modifications should be made to this table.

### Tables 3 through 4 Calculation of Project Impacts

Tables 3 through 4 indicate the results of the analysis.

**Table 3 Electrical Consumption** - This Table calculates the projected electrical consumption for new development. Default generation rates provided in the shaded areas may be changed.

**Table 4 Natural Gas Consumption** - This Table calculates the projected natural gas useagefor new development. Default generation rates provided in the shaded areas may be changed.

## Table 1 Project Name: RNCH 003 - TTM38447

**Definition of Project Parameters -** Enter independent variable (no. of units or floor area) in the shaded area. The independent variable to be entered is the number of units (for residential development) or the gross floor area (for non-residential development).

| Land Use | Independent | Factor |
|---|---|---|
| **Residential Uses** | **Variable** | **Total Units** |
| Single-Family Residential | No. of Units | 8 |
| Medium Density Residential | No. of Units | 0 |
| Multiple-Family Residential | No. of Units | 0 |
| Mobile Home | No. of Units | 0 |
| **Office Uses** | **Variable** | **Total Floor Area** |
| Office | Sq. Ft. | 0 |
| Medical Office Building | Sq. Ft. | 0 |
| Office Park | Sq. Ft. | 0 |
| Bank/Financial Services | Sq. Ft. | 0 |
| **Commercial Uses** | **Variable** | **Floor Area/Rooms** |
| Specialty Retail Commercial | Sq. Ft. | 0 |
| Convenience Store | Sq. Ft. | 0 |
| Movie Theater | Sq. Ft. | 0 |
| Shopping Center | Sq. Ft. | 0 |
| Sit-Down Restaurant | Sq. Ft. | 0 |
| Fast-Food Restaurant | Sq. Ft. | 0 |
| Hotel | Rooms | 0 |
| **Manufacturing Uses** | **Variable** | **Total Floor Area** |
| Industrial Park | Sq. Ft. | 0 |
| Manufacturing | Sq. Ft. | 0 |
| General Light Industry | Sq. Ft. | 0 |
| Warehouse | Sq. Ft. | 0 |
| **Public/Institutional** | **Variable** | **Total Floor Area** |
| Public/Institutional | Sq. Ft. | 0 |
| Open Space | Sq. Ft. | 0 |

## Table 2: Projected Energy Consumption and Generation

***Summary of Project Impacts*** **- Results of analysis identified below. No modifications should be made to this Table.**

| Utilities Consumption and Generation | Factor | Rates |
|---|---|---|
| Electrical Consumption | kWh/day | 123 |
| Natural Gas Consumption | cubic feet/day | 1,777 |

## Table 3: Electrical Consumption

| Project Component | Units of Measure | Consumption Factor | | Projected Consumption |
|---|---|---|---|---|
| **Residential Uses** | **No. of Units** | **kWh** | **Variable** | **kWh/Unit/Day** |
| Single-Family Residential | 8 | 5,625.00 | kWh/Unit/Year | 123.3 |
| Medium Density Residential | 0 | 5,625.00 | kWh/Unit/Year | 0.0 |
| Multiple-Family Residential | 0 | 5,625.00 | kWh/Unit/Year | 0.0 |
| Mobile Home | 0 | 4,644.00 | kWh/Unit/Year | 0.0 |
| **Office Uses** | **Sq. Ft.** | **kWh** | **Variable** | **kWh/Sq. Ft./Day** |
| Office | 0 | 20.80 | kWh/Sq. Ft./Year | 0.0 |
| Medical Office Building | 0 | 14.20 | kWh/Sq. Ft./Year | 0.0 |
| Office Park | 0 | 20.80 | kWh/Sq. Ft./Year | 0.0 |
| Bank/Financial Services | 0 | 20.80 | kWh/Sq. Ft./Year | 0.0 |
| **Commercial Uses** | **Sq. Ft./Rooms** | **kWh** | **Variable** | **kWh/Sq. Ft./Day** |
| Specialty Retail Commercial | 0 | 16.00 | kWh/Sq. Ft./Year | 0.0 |
| Convenience Store | 0 | 16.00 | kWh/Sq. Ft./Year | 0.0 |
| Movie Theater | 0 | 16.00 | kWh/Sq. Ft./Year | 0.0 |
| Shopping Center | 0 | 35.90 | kWh/Sq. Ft./Year | 0 |
| Sit-Down Restaurant | 0 | 49.10 | kWh/Sq. Ft./Year | 0.0 |
| Fast-Food Restaurant | 0 | 49.10 | kWh/Sq. Ft./Year | 0.0 |
| Hotel | 0 | 8,955.00 | kWh/Sq. Ft./Year | 0.0 |
| **Manufacturing Uses** | **Sq. Ft.** | **kWh** | **Variable** | **kWh/Sq. Ft./Day** |
| Industrial Park | 0 | 4.80 | kWh/Sq. Ft./Year | 0.0 |
| Manufacturing | 0 | 4.80 | kWh/Sq. Ft./Year | 0.0 |
| General Light Industry | 0 | 4.80 | kWh/Sq. Ft./Year | 0.0 |
| Warehouse | 0 | 4.80 | kWh/Sq. Ft./Year | 0.0 |
| **Public/Institutional** | **Sq. Ft.** | **kWh** | **Variable** | **kWh/Sq. Ft./Day** |
| Public/Institutional | 0 | 4.80 | kWh/Sq. Ft./Year | 0.0 |
| Open Space | 0 | 0.00 | kWh/Sq. Ft./Year | 0.0 |

| | |
|---|---|
| **Total Daily Electrical Consumption (kWh/day)** | **123.3** |

**Sources:**
**Residential rates were derived from the SCAQMD's CEQA Air Quality Handbook (April 1993).**
**All other rates are from Common Forecasting Methodology VII Demand Forms, 1989**

## Table 4: Natural Gas Consumption

| Project Component | Units of Measure | Consumption Factor | | Projected Consumption |
|---|---|---|---|---|
| **Residential Uses** | **No. of Units** | **Cu. Ft. of Nat. Gas** | **Variable** | **Cu. Ft,/Day** |
| Single-Family Residential | 8 | 6,665.00 | Cu. Ft./Mo./Unit | 1,777.3 |
| Medium Density Residential | 0 | 4,011.50 | Cu. Ft./Mo./Unit | 0.0 |
| Multiple-Family Residential | 0 | 4,011.50 | Cu. Ft./Mo./Unit | 0.0 |
| Mobile Home | 0 | 4,011.50 | Cu. Ft./Mo./Unit | 0.0 |
| **Office Uses** | **Sq. Ft.** | **Cu. Ft. of Nat. Gas** | **Variable** | **Cu. Ft,/Day** |
| Office | 0 | 2.00 | Cu. Ft./Mo./Sq. Ft. | 0.0 |
| Medical Office Building | 0 | 2.00 | Cu. Ft./Mo./Sq. Ft. | 0.0 |
| Office Park | 0 | 2.00 | Cu. Ft./Mo./Sq. Ft. | 0.0 |
| Bank/Financial Services | 0 | 2.00 | Cu. Ft./Mo./Sq. Ft. | 0.0 |
| **Commercial Uses** | **Sq. Ft./Rooms** | **Cu. Ft. of Nat. Gas** | **Variable** | **Cu. Ft,/Day** |
| Specialty Retail Commercial | 0 | 2.90 | Cu. Ft./Mo./Sq. Ft. | 0.0 |
| Convenience Store | 0 | 2.90 | Cu. Ft./Mo./Sq. Ft. | 0.0 |
| Movie Theater | 0 | 2.90 | Cu. Ft./Mo./Sq. Ft. | 0.0 |
| Shopping Center | 0 | 2.90 | Cu. Ft./Mo./Sq. Ft. | 0.0 |
| Sit-Down Restaurant | 0 | 2.90 | Cu. Ft./Mo./Sq. Ft. | 0.0 |
| Fast-Food Restaurant | 0 | 2.90 | Cu. Ft./Mo./Sq. Ft. | 0.0 |
| Hotel | 0 | 2.90 | Cu. Ft./Mo./Room | 0.0 |
| **Manufacturing Uses** | **Sq. Ft.** | **Cu. Ft. of Nat. Gas** | **Variable** | **Cu. Ft,/Day** |
| Industrial Park | 0 | 4.70 | Cu. Ft./Mo./Sq. Ft. | 0.0 |
| Manufacturing | 0 | 4.70 | Cu. Ft./Mo./Sq. Ft. | 0.0 |
| General Light Industry | 0 | 4.70 | Cu. Ft./Mo./Sq. Ft. | 0.0 |

| | | | | |
|---|---|---|---|---|
| Warehouse | 0 | 4.70 | Cu. Ft./Mo./Sq. Ft. | 0.0 |
| **Public/Institutional Use** | **Sq. Ft.** | **Cu. Ft. of Nat. Gas** | **Variable** | **Cu. Ft,/Day** |
| Public/Institutional | 0 | 2.90 | Cu. Ft./Mo./Sq. Ft. | 0.0 |
| Open Space | 0 | 2.90 | Cu. Ft./Mo./Sq. Ft. | 0.0 |

| | |
|---|---|
| Total Daily Natural Gas Consumption (cubic feet/day) | 1,777.3 |

Sources:
South Coast Air Quality Management District, CEQA Air Quality Handbook. April 1993

# Hydrology Report

For Property Located

35-355 Via Josefina

Rancho Mirage, California

# Tentative Tract Map 38447

May 2, 2022

Armando Magaña, RCE, LS

Maestro Engineering

17380 June Road

Desert Hot Springs, CA 92241

760-578-1312

Tentative Tract Map 38447

Preliminary Hydrology Report

**Introduction**

Tentative Tract Map 38447 comprises approximately 5.04 acres and is located at 35-355 Via Josefina, Rancho Mirage, California 92270, being in a portion of the Southwest Quarter of Section 30, Township 4 South, Range 6 East, San Bernardino Base and Meridian (See Vicinity Map).

The development proposes to subdivide 5.04 acres into 8 lots. Access will be from Via Florencia. Proposed runoff travels via curb and gutter to a catch basin and then flows to a proposed retention basin with a drywell that will operate as a Volume Based Treatment Control BMP for first flush storms.

**Existing Conditions**

The Flood Insurance Rate Map (FIRM) Panel 06065 C 1595 G Map Revised: August 28, 2008 for Riverside County, prepared by the Federal Emergency Management Agency (FEMA), designates the site as Zone X, areas of minimal flood hazard.

The project site is presently vacant to the south and has an existing house to be demolished on the northerly 1 acre. There is existing street along Via Josefina with a portion that has curb and gutter. The onsite area has an elevation drop of 9 feet from the north to the south at a 1.25% grade and is entirely composed of Hydrologic Soil Type “A”.

**Hydrology Requirements**

The City of Rancho Mirage has storm water jurisdiction for this project. The City’s onsite retention requirement is to retain 100% of the developed condition for the 100 year 24 hour storm event. The retention basin will completely drain/infiltrate any storm event within 48 hours.

**Hydrologic and Hydraulic Methods**

**Hydrologic Methods** - The Rational Method computer program based on the 1978 Riverside County Flood Control & Water Conservation District Hydrology Manual was used to determine the peak flows in the 100-year one-hour storm. The Rational Method Data used in the calculations is as follows:

On-site

Soil Group: A

Urban Cover: Commercial

Runoff Index (RI) Number: 32

Point Precipitation: Rancho (NOAA Atlas 14)

Storm Frequency: 100-Year

Peak discharge to each basin is determined by the following equation:

Q = C I A

Where: Q = peak discharge, in cubic feet per second ($ft^3/s$)
C = runoff coefficient, proportion of the rainfall that runs off the surface (no units)

I = average rainfall intensity (in/hr).

A = drainage area contributing to the design location (acres)

The Synthetic Unit Hydrograph was used to determine the volume of storm runoff in the 100-year 24-hour storm. The Synthetic Unit Hydrograph Data used in the calculations is as follows:

<u>On-site Developed</u>

Storm Frequency: 100-Year 24-Hour

Point Precipitation: 4.73 inches (Rancho Mirage NOAA Atlas 14)

Runoff Index (RI) Number: 32

Impervious Area: 40-Percent (single family residential ½ acre lots)

Constant Loss Rate (Fp): 0.51 inches/hour

Low Loss Rate: 58-Percent Based on the Civil D Program Formula for Developed Condition:

$$0.9 - (0.8 \text{ x } \% \text{ impervious}) \text{ or } 0.9 - (0.8 \text{ x } .40) = 0.58$$

<u>On-site Undeveloped</u>

Storm Frequency: 100-Year 24-Hour

Point Precipitation: 4.73 inches

Runoff Index (RI) Number: 78

Impervious Area: 0-Percent (Natural)

Constant Loss Rate (Fp): 0.18 inches/hour

Low Loss Rate: 90-Percent

**Hydraulic Methods** –See Rational Method computer program results and hydrology map. The depth of flow for the onsite street is calculated in the Rational Method calculations. Depth of flow is 0.31' for a street width of 36' with 6" curb and gutter with 100 YR flow of 10.99 CFS. A 10' street section was modeled after the initial subarea to determine depth of flow in narrowest portion of the street.

**Proposed Flood Control Improvements**

The Rational Method Hydrology Map illustrates tributary areas that drain to a retention basin.

The Unit Hydrograph Method has tributary area of 4.21 acres to the retention basins. The Synthetic Unit Hydrograph calculations indicate the 100 YR 24 HR runoff volume required is 30,360 CF.

**Results**

The Rational Method results indicate that the 100-year peak flows are conveyed by street flow. Synthetic Unit Hydrograph results indicate that the 24-hour storm produces the maximum runoff volume in the 100-year storm.

**Drywell capacity**

$V = 2^2 \times \pi \times 5 + 3.25^2 \times \pi \times 10 = 395$ CF

**Basin capacity**

V = 5 FT depth x (Average area of top and bottom of basin = 4911 SF) = 24,555 CF or 0.564 AC-FT

V percolation = 1.4 in/hr x 1 ft/12in x 4911 SF = 573 CF/HR X 24 HR = 13,752 CF

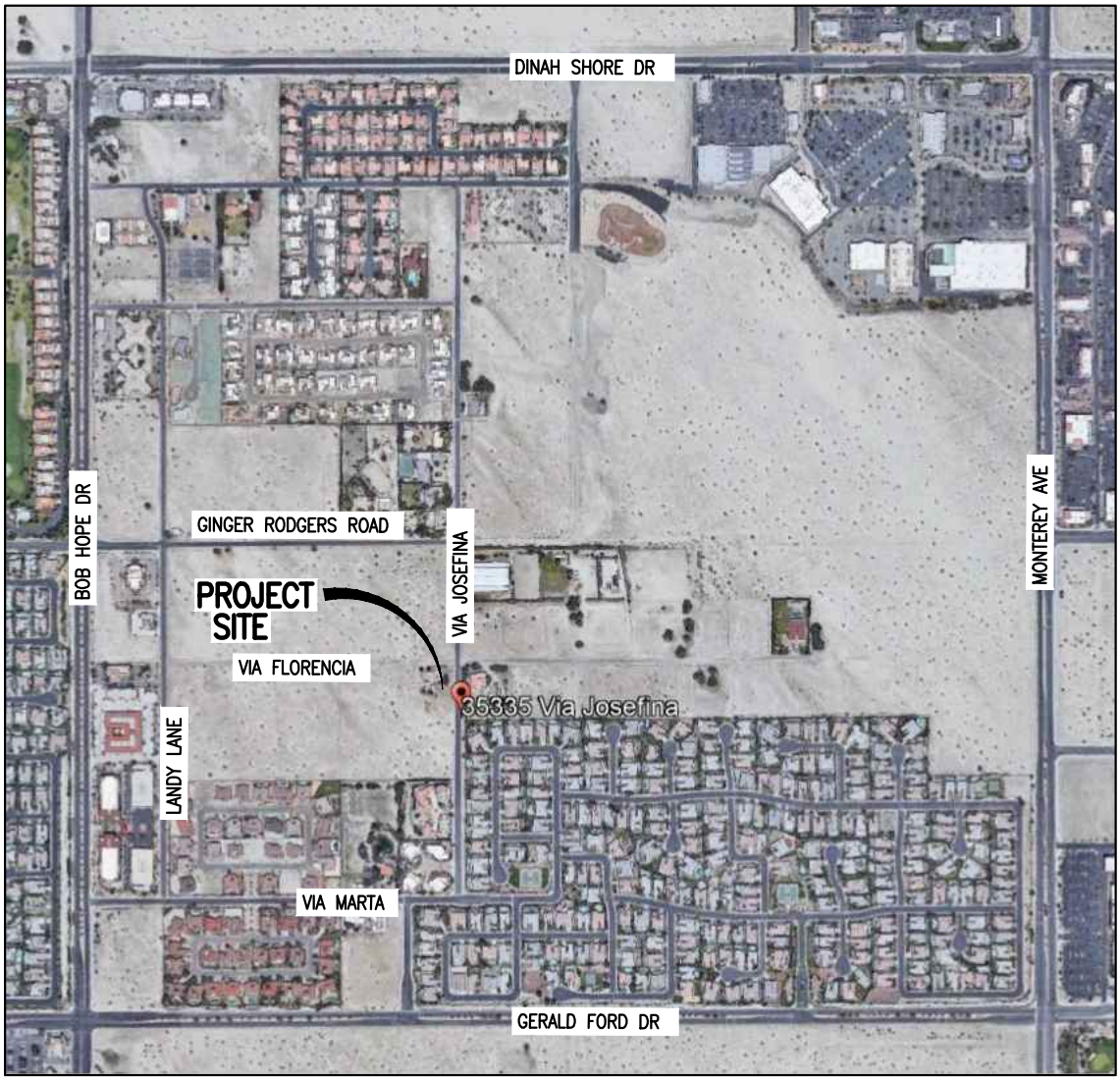
Total basing capacity after 24 hours = 13,752 CF + 24,555 CF = 38,307 CF or 0.879 Ac-FT

(Infiltration rate used is 1.4 in/hr)

Total capacity provided 38,307 CF which is greater than 30,360 CF required.

**Conclusion**

In conclusion, Tentative Tract Map 38447 meets the hydrologic and hydraulic requirements set by the City of Rancho Mirage.




N

# VICINITY MAP

N.T.S.

# RANCHO MIRAGE NOAA ATLAS 14

**NOAA Atlas 14, Volume 6, Version 2**
**Location name: Rancho Mirage, California, USA***
**Latitude: 33.7924°, Longitude: -116.3996°**
**Elevation: m/ft****
* source: ESRI Maps
** source: USGS

**POINT PRECIPITATION FREQUENCY ESTIMATES**

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

## PF tabular

**PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]**

| Duration | Average recurrence interval (years) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 1 | 2 | 5 | 10 | 25 | 50 | 100 | 200 | 500 | 1000 |
| 5-min | **0.061** (0.050-0.073) | **0.094** (0.078-0.114) | **0.145** (0.120-0.176) | **0.193** (0.159-0.236) | **0.269** (0.214-0.342) | **0.338** (0.263-0.438) | **0.418** (0.318-0.556) | **0.513** (0.379-0.702) | **0.666** (0.471-0.951) | **0.841** (0.575-1.24) |
| 10-min | **0.087** (0.072-0.105) | **0.134** (0.112-0.163) | **0.208** (0.172-0.253) | **0.276** (0.227-0.339) | **0.386** (0.307-0.490) | **0.484** (0.377-0.628) | **0.599** (0.455-0.797) | **0.735** (0.543-1.01) | **0.955** (0.676-1.36) | **1.21** (0.824-1.78) |
| 15-min | **0.105** (0.088-0.127) | **0.163** (0.135-0.197) | **0.251** (0.208-0.305) | **0.334** (0.275-0.410) | **0.466** (0.371-0.592) | **0.586** (0.456-0.760) | **0.725** (0.551-0.964) | **0.889** (0.656-1.22) | **1.16** (0.817-1.65) | **1.46** (0.996-2.16) |
| 30-min | **0.164** (0.136-0.198) | **0.253** (0.211-0.307) | **0.391** (0.325-0.476) | **0.521** (0.428-0.639) | **0.727** (0.578-0.923) | **0.913** (0.711-1.18) | **1.13** (0.858-1.50) | **1.39** (1.02-1.90) | **1.80** (1.27-2.57) | **2.27** (1.55-3.36) |
| 60-min | **0.239** (0.199-0.289) | **0.370** (0.308-0.448) | **0.571** (0.474-0.694) | **0.759** (0.625-0.932) | **1.06** (0.844-1.35) | **1.33** (1.04-1.73) | **1.65** (1.25-2.19) | **2.02** (1.49-2.77) | **2.63** (1.86-3.75) | **3.32** (2.27-4.90) |
| 2-hr | **0.340** (0.283-0.411) | **0.515** (0.429-0.625) | **0.776** (0.644-0.945) | **1.01** (0.836-1.25) | **1.38** (1.10-1.76) | **1.71** (1.33-2.21) | **2.07** (1.57-2.75) | **2.49** (1.84-3.40) | **3.13** (2.21-4.47) | **3.71** (2.53-5.48) |
| 3-hr | **0.409** (0.341-0.495) | **0.616** (0.512-0.747) | **0.920** (0.764-1.12) | **1.20** (0.984-1.47) | **1.62** (1.29-2.05) | **1.98** (1.54-2.56) | **2.38** (1.81-3.17) | **2.84** (2.10-3.89) | **3.53** (2.50-5.04) | **4.14** (2.83-6.13) |
| 6-hr | **0.557** (0.464-0.675) | **0.837** (0.697-1.02) | **1.24** (1.03-1.51) | **1.61** (1.32-1.97) | **2.15** (1.71-2.73) | **2.62** (2.04-3.39) | **3.13** (2.38-4.16) | **3.70** (2.73-5.07) | **4.57** (3.23-6.52) | **5.30** (3.62-7.84) |
| 12-hr | **0.667** (0.556-0.809) | **1.02** (0.846-1.23) | **1.52** (1.26-1.85) | **1.98** (1.63-2.42) | **2.65** (2.11-3.37) | **3.23** (2.52-4.19) | **3.87** (2.94-5.15) | **4.59** (3.39-6.28) | **5.66** (4.00-8.08) | **6.58** (4.49-9.73) |
| 24-hr | **0.779** (0.690-0.898) | **1.21** (1.07-1.40) | **1.83** (1.62-2.12) | **2.39** (2.09-2.79) | **3.23** (2.74-3.89) | **3.94** (3.27-4.85) | **4.73** (3.84-5.96) | **5.62** (4.44-7.27) | **6.96** (5.28-9.36) | **8.11** (5.95-11.3) |
| 2-day | **0.862** (0.763-0.994) | **1.35** (1.20-1.56) | **2.06** (1.82-2.39) | **2.69** (2.35-3.14) | **3.63** (3.08-4.37) | **4.42** (3.67-5.44) | **5.30** (4.30-6.66) | **6.27** (4.95-8.11) | **7.73** (5.86-10.4) | **8.97** (6.58-12.5) |
| 3-day | **0.903** (0.799-1.04) | **1.42** (1.26-1.64) | **2.17** (1.92-2.52) | **2.84** (2.48-3.31) | **3.83** (3.24-4.61) | **4.66** (3.87-5.73) | **5.58** (4.52-7.02) | **6.60** (5.21-8.53) | **8.12** (6.15-10.9) | **9.41** (6.90-13.1) |
| 4-day | **0.930** (0.823-1.07) | **1.47** (1.30-1.70) | **2.25** (1.99-2.61) | **2.94** (2.57-3.43) | **3.97** (3.36-4.78) | **4.83** (4.01-5.94) | **5.78** (4.69-7.27) | **6.83** (5.39-8.83) | **8.40** (6.37-11.3) | **9.72** (7.13-13.5) |
| 7-day | **0.992** (0.878-1.14) | **1.58** (1.40-1.83) | **2.43** (2.15-2.82) | **3.19** (2.79-3.72) | **4.30** (3.64-5.18) | **5.24** (4.35-6.43) | **6.26** (5.07-7.87) | **7.39** (5.83-9.55) | **9.06** (6.87-12.2) | **10.5** (7.68-14.6) |
| 10-day | **1.04** (0.922-1.20) | **1.67** (1.48-1.93) | **2.57** (2.27-2.98) | **3.37** (2.95-3.93) | **4.56** (3.86-5.49) | **5.55** (4.61-6.82) | **6.64** (5.38-8.35) | **7.84** (6.19-10.1) | **9.61** (7.29-12.9) | **11.1** (8.14-15.4) |
| 20-day | **1.13** (1.00-1.30) | **1.83** (1.61-2.11) | **2.84** (2.50-3.28) | **3.73** (3.26-4.35) | **5.07** (4.29-6.10) | **6.19** (5.14-7.60) | **7.41** (6.01-9.33) | **8.77** (6.92-11.3) | **10.8** (8.16-14.5) | **12.4** (9.12-17.3) |
| 30-day | **1.26** (1.11-1.45) | **2.04** (1.80-2.35) | **3.18** (2.80-3.68) | **4.19** (3.67-4.89) | **5.72** (4.84-6.88) | **7.00** (5.81-8.60) | **8.40** (6.81-10.6) | **9.95** (7.85-12.9) | **12.2** (9.27-16.5) | **14.1** (10.4-19.7) |
| 45-day | **1.37** (1.21-1.57) | **2.22** (1.96-2.56) | **3.48** (3.07-4.03) | **4.61** (4.04-5.38) | **6.32** (5.36-7.61) | **7.77** (6.45-9.55) | **9.35** (7.59-11.8) | **11.1** (8.77-14.4) | **13.7** (10.4-18.4) | **15.8** (11.6-22.0) |
| 60-day | **1.49** (1.32-1.71) | **2.42** (2.14-2.79) | **3.80** (3.35-4.39) | **5.04** (4.41-5.88) | **6.93** (5.87-8.34) | **8.54** (7.09-10.5) | **10.3** (8.36-13.0) | **12.3** (9.67-15.8) | **15.1** (11.5-20.4) | **17.6** (12.9-24.4) |

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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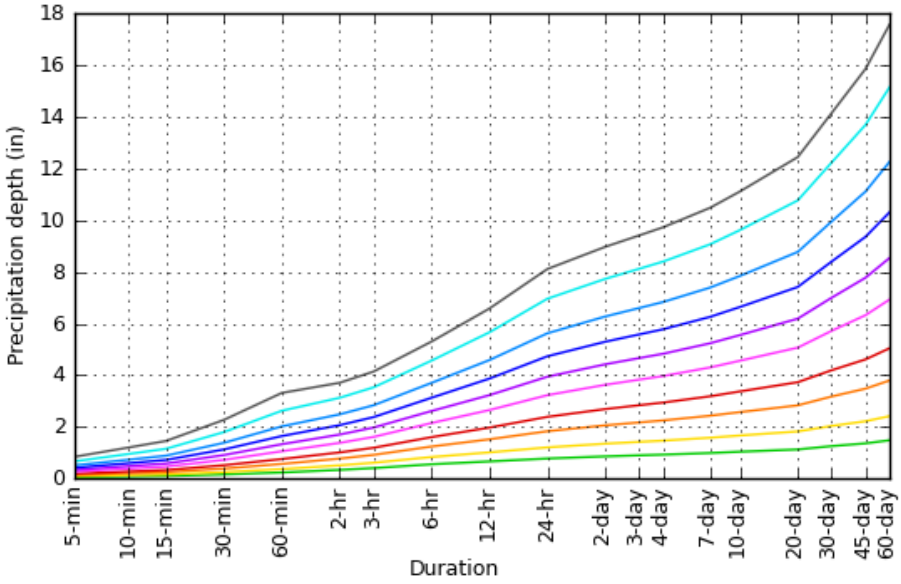
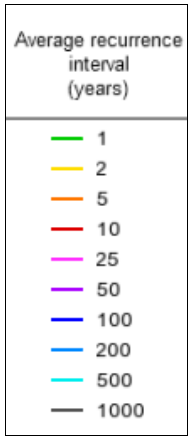
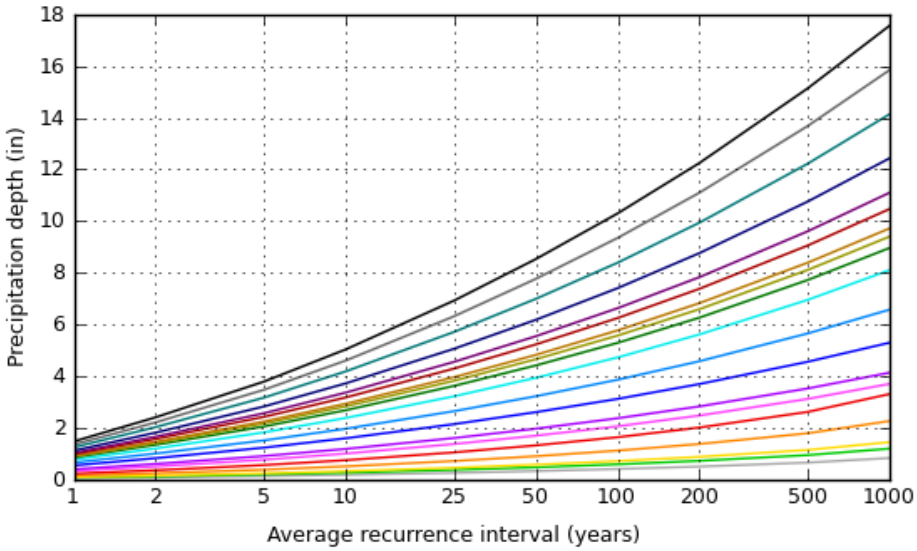
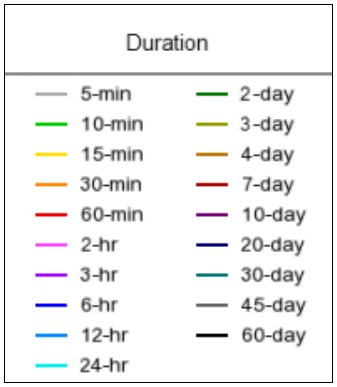
## PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 33.7924°, Longitude: -116.3996°




NOAA Atlas 14, Volume 6, Version 2

Created (GMT): Sun May 1 05:19:46 2022

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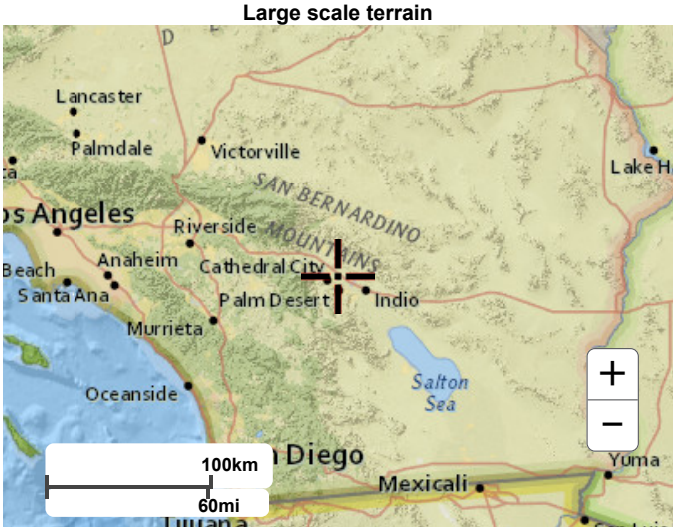
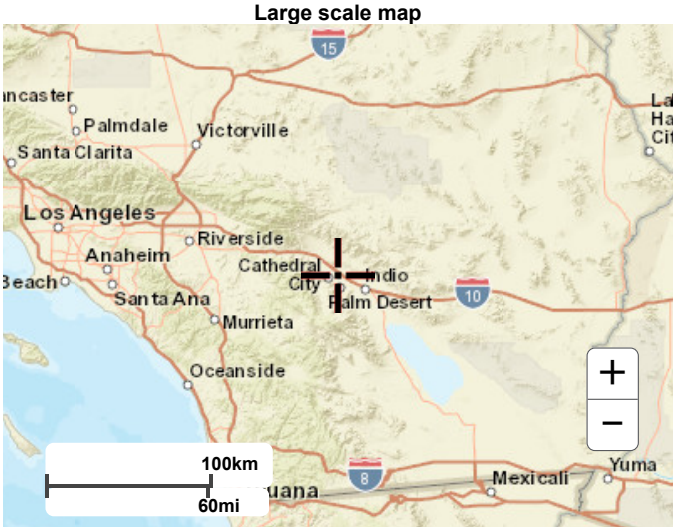
## Maps & aerials

**Small scale terrain**

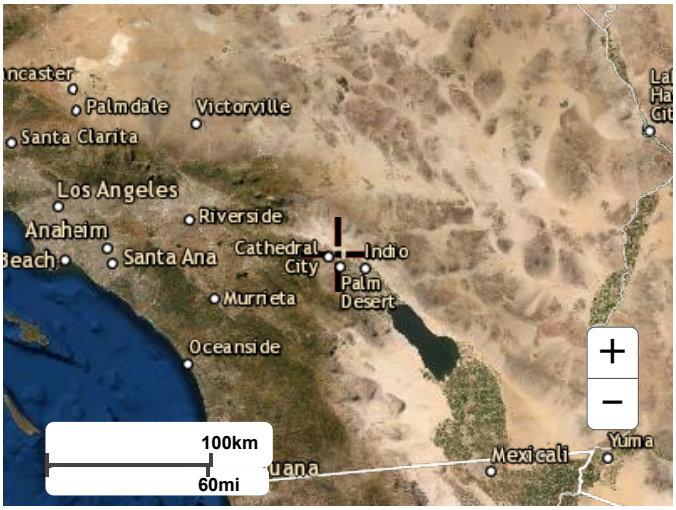

**Large scale terrain**




**Large scale map**




**Large scale aerial**

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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

# RATIONAL METHOD

# SYNTHETIC UNIT HYDROGRAPH

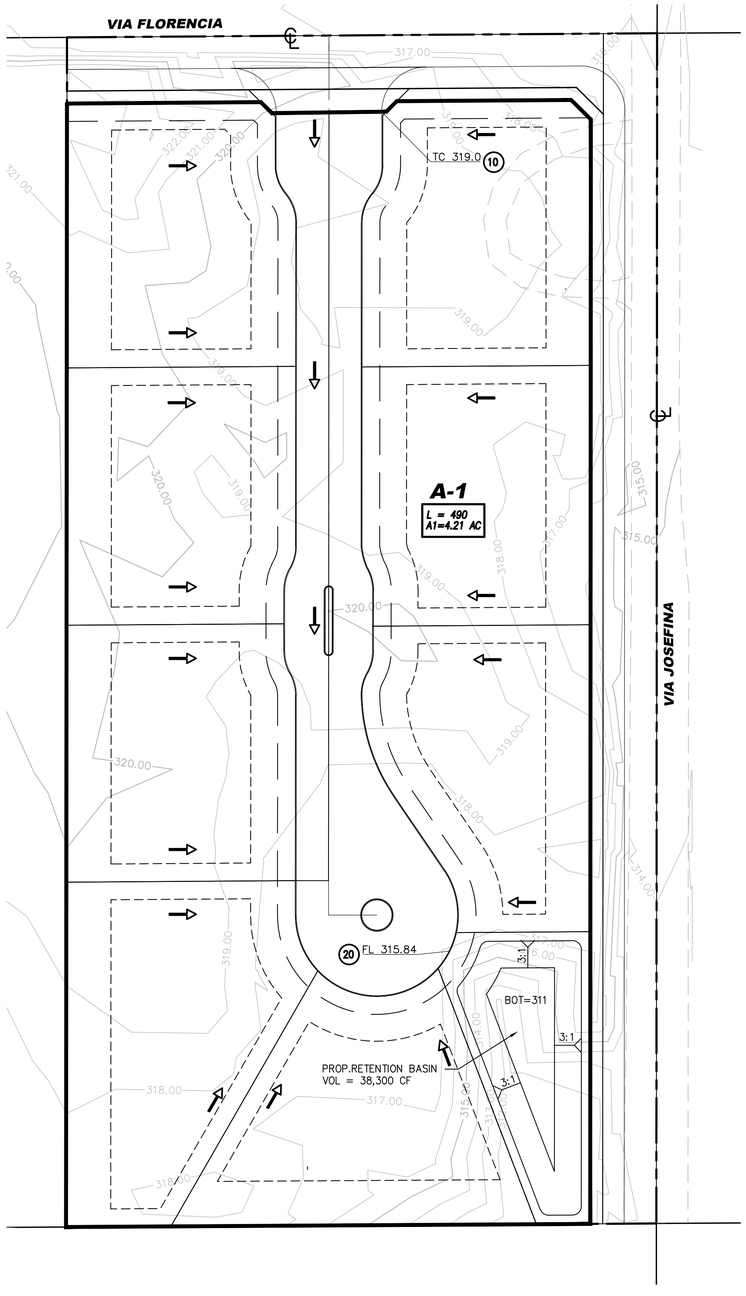
# MAP

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

# ONSITE RATIONAL METHOD AND SYNTHETIC UNIT HYDROGRAPH METHOD HYDROLOGY MAP

**35335 VIA JOSEFINA**

**TENATIVE TRACT MAP 38447**





VICINITY MAP

N.T.S.

100 YR 24 HR RUNOFF VOLUME FOR DEVELOPED CONDITION FOR 4.21 AC IS 30,360 CF

**LEGEND**

- TRIBUTARY AREA BOUNDARY
- (10) TC 319.0 — NODE NUMBER – NODE ELEVATION
- L = 490, A1=4.21 AC — TRAVEL LENGTH, AREA (ACRES)
- **ONSITE STORM WATER FLOW DIRECTION**

NORTH

0 20' 40' 60' 80'

SCALE 1"=20'

# SUH METHOD CALCULATION

# 100-YR STORM

# DEVELOPED

U n i t  H y d r o g r a p h  A n a l y s i s



Study date 04/29/22 File: ESP100D2424100.out

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Riverside County Synthetic Unit Hydrology Method

RCFC & WCD Manual date - April 1978

Program License Serial Number 6430

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English (in-lb) Input Units Used

English Rainfall Data (Inches) Input Values Used

English Units used in output format

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Drainage Area = 4.21(Ac.) = 0.007 Sq. Mi.

Drainage Area for Depth-Area Areal Adjustment = 4.21(Ac.) = 0.007 Sq. Mi.

USER Entry of lag time in hours

Lag time = 0.100 Hr.

Lag time = 6.00 Min.

25% of lag time = 1.50 Min.

40% of lag time = 2.40 Min.

Unit time = 30.00 Min.

Duration of storm = 24 Hour(s)

User Entered Base Flow = 0.00(CFS)

2 YEAR Area rainfall data:

| Area(Ac.)[1] | Rainfall(In)[2] | Weighting[1*2] |
|---|---|---|
| 4.21 | 1.21 | 5.09 |

100 YEAR Area rainfall data:

Area(Ac.)[1] Rainfall(In)[2] Weighting[1*2]

4.21 4.73 19.91

STORM EVENT (YEAR) = 100.00

Area Averaged 2-Year Rainfall = 1.210(In)

Area Averaged 100-Year Rainfall = 4.730(In)

Point rain (area averaged) = 4.730(In)

Areal adjustment factor = 100.00 %

Adjusted average point rain = 4.730(In)

Sub-Area Data:

Area(Ac.) Runoff Index Impervious %

4.210 32.00 0.400

Total Area Entered = 4.21(Ac.)

RI RI Infil. Rate Impervious Adj. Infil. Rate Area% F

AMC2 AMC-2 (In/Hr) (Dec.%) (In/Hr) (Dec.) (In/Hr)

32.0 32.0 0.742 0.400 0.475 1.000 0.475

Sum (F) = 0.475

Area averaged mean soil loss (F) (In/Hr) = 0.475

Minimum soil loss rate ((In/Hr)) = 0.237

(for 24 hour storm duration)

Soil low loss rate (decimal) = 0.580

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U n i t H y d r o g r a p h

DESERT S-Curve

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Unit Hydrograph Data

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Unit time period Time % of lag Distribution Unit Hydrograph

(hrs) Graph % (CFS)

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1 0.500 500.000 71.081 3.016

2 1.000 1000.000 28.919 1.227

Sum = 100.000 Sum= 4.243

---

The following loss rate calculations reflect use of the minimum calculated loss

rate subtracted from the Storm Rain to produce the maximum Effective Rain value

| Unit Time (Hr.) | Pattern Percent | Storm Rain (In/Hr) | Loss rate(In./Hr) Max | Low | Effective (In/Hr) |
|---|---|---|---|---|---|
| 1 | 0.50 0.50 | 0.047 | ( 0.834) | 0.027 | 0.020 |
| 2 | 1.00 0.70 | 0.066 | ( 0.814) | 0.038 | 0.028 |
| 3 | 1.50 0.60 | 0.057 | ( 0.795) | 0.033 | 0.024 |
| 4 | 2.00 0.70 | 0.066 | ( 0.776) | 0.038 | 0.028 |
| 5 | 2.50 0.80 | 0.076 | ( 0.758) | 0.044 | 0.032 |
| 6 | 3.00 1.00 | 0.095 | ( 0.739) | 0.055 | 0.040 |
| 7 | 3.50 1.00 | 0.095 | ( 0.721) | 0.055 | 0.040 |
| 8 | 4.00 1.10 | 0.104 | ( 0.703) | 0.060 | 0.044 |
| 9 | 4.50 1.30 | 0.123 | ( 0.685) | 0.071 | 0.052 |
| 10 | 5.00 1.50 | 0.142 | ( 0.668) | 0.082 | 0.060 |
| 11 | 5.50 1.30 | 0.123 | ( 0.651) | 0.071 | 0.052 |
| 12 | 6.00 1.60 | 0.151 | ( 0.634) | 0.088 | 0.064 |
| 13 | 6.50 1.80 | 0.170 | ( 0.617) | 0.099 | 0.072 |
| 14 | 7.00 2.00 | 0.189 | ( 0.601) | 0.110 | 0.079 |
| 15 | 7.50 2.10 | 0.199 | ( 0.584) | 0.115 | 0.083 |
| 16 | 8.00 2.50 | 0.236 | ( 0.569) | 0.137 | 0.099 |
| 17 | 8.50 3.00 | 0.284 | ( 0.553) | 0.165 | 0.119 |
| 18 | 9.00 3.30 | 0.312 | ( 0.538) | 0.181 | 0.131 |
| 19 | 9.50 3.90 | 0.369 | ( 0.522) | 0.214 | 0.155 |
| 20 | 10.00 4.30 | 0.407 | ( 0.508) | 0.236 | 0.171 |
| 21 | 10.50 3.00 | 0.284 | ( 0.493) | 0.165 | 0.119 |
| 22 | 11.00 4.00 | 0.378 | ( 0.479) | 0.219 | 0.159 |
| 23 | 11.50 3.80 | 0.359 | ( 0.465) | 0.208 | 0.151 |
| 24 | 12.00 3.50 | 0.331 | ( 0.451) | 0.192 | 0.139 |
| 25 | 12.50 5.10 | 0.482 | ( 0.438) | 0.280 | 0.203 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 26 | 13.00 | 5.70 | 0.539 | ( 0.425) | 0.313 | 0.226 |
| 27 | 13.50 | 6.80 | 0.643 | ( 0.412) | 0.373 | 0.270 |
| 28 | 14.00 | 4.60 | 0.435 | ( 0.400) | 0.252 | 0.183 |
| 29 | 14.50 | 5.30 | 0.501 | ( 0.387) | 0.291 | 0.211 |
| 30 | 15.00 | 5.10 | 0.482 | ( 0.376) | 0.280 | 0.203 |
| 31 | 15.50 | 4.70 | 0.445 | ( 0.364) | 0.258 | 0.187 |
| 32 | 16.00 | 3.80 | 0.359 | ( 0.353) | 0.208 | 0.151 |
| 33 | 16.50 | 0.80 | 0.076 | ( 0.343) | 0.044 | 0.032 |
| 34 | 17.00 | 0.60 | 0.057 | ( 0.332) | 0.033 | 0.024 |
| 35 | 17.50 | 1.00 | 0.095 | ( 0.322) | 0.055 | 0.040 |
| 36 | 18.00 | 0.90 | 0.085 | ( 0.313) | 0.049 | 0.036 |
| 37 | 18.50 | 0.80 | 0.076 | ( 0.304) | 0.044 | 0.032 |
| 38 | 19.00 | 0.50 | 0.047 | ( 0.295) | 0.027 | 0.020 |
| 39 | 19.50 | 0.70 | 0.066 | ( 0.287) | 0.038 | 0.028 |
| 40 | 20.00 | 0.50 | 0.047 | ( 0.279) | 0.027 | 0.020 |
| 41 | 20.50 | 0.60 | 0.057 | ( 0.272) | 0.033 | 0.024 |
| 42 | 21.00 | 0.50 | 0.047 | ( 0.265) | 0.027 | 0.020 |
| 43 | 21.50 | 0.50 | 0.047 | ( 0.259) | 0.027 | 0.020 |
| 44 | 22.00 | 0.50 | 0.047 | ( 0.253) | 0.027 | 0.020 |
| 45 | 22.50 | 0.50 | 0.047 | ( 0.248) | 0.027 | 0.020 |
| 46 | 23.00 | 0.40 | 0.038 | ( 0.244) | 0.022 | 0.016 |
| 47 | 23.50 | 0.40 | 0.038 | ( 0.240) | 0.022 | 0.016 |
| 48 | 24.00 | 0.40 | 0.038 | ( 0.238) | 0.022 | 0.016 |

(Loss Rate Not Used)

Sum = 100.0 Sum = 4.0

Flood volume = Effective rainfall 1.99(In)

times area 4.2(Ac.)/[(In)/(Ft.)] = 0.7(Ac.Ft)

Total soil loss = 2.74(In)

Total soil loss = 0.962(Ac.Ft)

Total rainfall = 4.73(In)

Flood volume = 30359.6 Cubic Feet

Total soil loss = 41925.1 Cubic Feet

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Peak flow rate of this hydrograph = 1.093(CFS)

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24 - H O U R S T O R M

R u n o f f H y d r o g r a p h

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Hydrograph in 30 Minute intervals ((CFS))

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| Time(h+m) | Volume Ac.Ft | Q(CFS) | 0 | 2.5 | 5.0 | 7.5 | 10.0 |
|---|---|---|---|---|---|---|---|
| 0+30 | 0.0025 | 0.06 | Q | | | | |
| 1+ 0 | 0.0070 | 0.11 | Q | | | | |
| 1+30 | 0.0113 | 0.11 | Q | | | | |
| 2+ 0 | 0.0160 | 0.11 | Q | | | | |
| 2+30 | 0.0214 | 0.13 | QV | | | | |
| 3+ 0 | 0.0280 | 0.16 | QV | | | | |
| 3+30 | 0.0349 | 0.17 | Q V | | | | |
| 4+ 0 | 0.0424 | 0.18 | Q V | | | | |
| 4+30 | 0.0510 | 0.21 | Q V | | | | |
| 5+ 0 | 0.0611 | 0.24 | Q V | | | | |
| 5+30 | 0.0706 | 0.23 | Q V | | | | |
| 6+ 0 | 0.0811 | 0.26 | Q V | | | | |
| 6+30 | 0.0932 | 0.29 | Q V | | | | |
| 7+ 0 | 0.1068 | 0.33 | Q V | | | | |
| 7+30 | 0.1212 | 0.35 | Q V | | | | |
| 8+ 0 | 0.1378 | 0.40 | Q V | | | | |
| 8+30 | 0.1577 | 0.48 | Q V | | | | |
| 9+ 0 | 0.1801 | 0.54 | Q V | | | | |
| 9+30 | 0.2061 | 0.63 | Q V | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 10+ 0 | 0.2353 | 0.71 | \| Q | \| V | \| | \| |
| 10+30 | 0.2588 | 0.57 | \| Q | \| V | \| | \| |
| 11+ 0 | 0.2847 | 0.63 | \| Q | \| V | \| | \| |
| 11+30 | 0.3115 | 0.65 | \| Q | \| V | \| | \| |
| 12+ 0 | 0.3365 | 0.60 | \| Q | \| V\| | \| | \| |
| 12+30 | 0.3689 | 0.78 | \| Q | \| V | \| | \| |
| 13+ 0 | 0.4074 | 0.93 | \| Q | \| \| V | \| | \| |
| 13+30 | 0.4526 | 1.09 | \| Q | \| \| V | \| | \| |
| 14+ 0 | 0.4891 | 0.88 | \| Q | \| \| V \| | \| | \| |
| 14+30 | 0.5246 | 0.86 | \| Q | \| \| V | \| | \| |
| 15+ 0 | 0.5605 | 0.87 | \| Q | \| \| V | \| | \| |
| 15+30 | 0.5941 | 0.81 | \| Q | \| \| \| V | \| | \| |
| 16+ 0 | 0.6224 | 0.68 | \| Q | \| \| \| V | \| | \| |
| 16+30 | 0.6340 | 0.28 | \|Q | \| \| \| V | \| | \| |
| 17+ 0 | 0.6386 | 0.11 | Q | \| \| \| V | \| | \| |
| 17+30 | 0.6448 | 0.15 | Q | \| \| \| V | \| | \| |
| 18+ 0 | 0.6512 | 0.16 | Q | \| \| \| V | \| | \| |
| 18+30 | 0.6570 | 0.14 | Q | \| \| \| V | \| | \| |
| 19+ 0 | 0.6611 | 0.10 | Q | \| \| \| V | \| | \| |
| 19+30 | 0.6656 | 0.11 | Q | \| \| \| V \| | \| | \| |
| 20+ 0 | 0.6695 | 0.09 | Q | \| \| \| V \| | \| | \| |
| 20+30 | 0.6734 | 0.10 | Q | \| \| \| V \| | \| | \| |
| 21+ 0 | 0.6771 | 0.09 | Q | \| \| \| V \| | \| | \| |
| 21+30 | 0.6806 | 0.08 | Q | \| \| \| V\| | \| | \| |
| 22+ 0 | 0.6841 | 0.08 | Q | \| \| \| V\| | \| | \| |
| 22+30 | 0.6876 | 0.08 | Q | \| \| \| V\| | \| | \| |
| 23+ 0 | 0.6906 | 0.07 | Q | \| \| \| V\| | \| | \| |
| 23+30 | 0.6934 | 0.07 | Q | \| \| \| V\| | \| | \| |
| 24+ 0 | 0.6962 | 0.07 | Q | \| \| \| V\| | \| | \| |
| 24+30 | 0.6970 | 0.02 | Q | \| \| \| V | \| | \| |

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# RATIONAL METHOD CALCULATION

# 100-YR STORM

Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2018 Version 9.0

Rational Hydrology Study Date: 04/29/22 File:ESP100A1.out

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********* Hydrology Study Control Information **********

English (in-lb) Units used in input data file

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Program License Serial Number 6430

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Rational Method Hydrology Program based on

Riverside County Flood Control & Water Conservation District

1978 hydrology manual

Storm event (year) = 100.00 Antecedent Moisture Condition = 2

2 year, 1 hour precipitation = 0.370(In.)

100 year, 1 hour precipitation = 1.650(In.)

Storm event year = 100.0

Calculated rainfall intensity data:

1 hour intensity = 1.650(In/Hr)

Slope of intensity duration curve = 0.5800

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Process from Point/Station 10.000 to Point/Station 20.000

**** INITIAL AREA EVALUATION ****

---

Initial area flow distance = 490.000(Ft.)

Top (of initial area) elevation = 319.000(Ft.)

Bottom (of initial area) elevation = 315.840(Ft.)

Difference in elevation = 3.160(Ft.)

Slope = 0.00645 s(percent)= 0.64

TC = k(0.420)*[(length^3)/(elevation change)]^0.2

Initial area time of concentration = 13.722 min.

Rainfall intensity = 3.882(In/Hr) for a 100.0 year storm

SINGLE FAMILY (1/2 Acre Lot)

Runoff Coefficient = 0.672

Decimal fraction soil group A = 1.000

Decimal fraction soil group B = 0.000

Decimal fraction soil group C = 0.000

Decimal fraction soil group D = 0.000

RI index for soil(AMC 2) = 32.00

Pervious area fraction = 0.600; Impervious fraction = 0.400

Initial subarea runoff = 10.987(CFS)

Total initial stream area = 4.210(Ac.)

Pervious area fraction = 0.600

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Process from Point/Station 20.000 to Point/Station 25.000

**** STREET FLOW TRAVEL TIME + SUBAREA FLOW ADDITION ****

---

Top of street segment elevation = 315.840(Ft.)

End of street segment elevation = 315.790(Ft.)

Length of street segment = 10.000(Ft.)

Height of curb above gutter flowline = 6.0(In.)

Width of half street (curb to crown) = 18.000(Ft.)

Distance from crown to crossfall grade break = 16.000(Ft.)

Slope from gutter to grade break (v/hz) = 0.060

Slope from grade break to crown (v/hz) = 0.020

Street flow is on [2] side(s) of the street

Distance from curb to property line = 10.000(Ft.)

Slope from curb to property line (v/hz) = 0.020

Gutter width = 2.000(Ft.)

Gutter hike from flowline = 0.160(In.)

Manning's N in gutter = 0.0120

Manning's N from gutter to grade break = 0.0160

Manning's N from grade break to crown = 0.0160

Estimated mean flow rate at midpoint of street = 10.987(CFS)

Depth of flow = 0.306(Ft.), Average velocity = 2.009(Ft/s)

Streetflow hydraulics at midpoint of street travel:

Halfstreet flow width = 16.617(Ft.)

Flow velocity = 2.01(Ft/s)

Travel time = 0.08 min. TC = 13.81 min.

Adding area flow to street

SINGLE FAMILY (1/2 Acre Lot)

Runoff Coefficient = 0.672

Decimal fraction soil group A = 1.000

Decimal fraction soil group B = 0.000

Decimal fraction soil group C = 0.000

Decimal fraction soil group D = 0.000

RI index for soil(AMC 2) = 32.00

Pervious area fraction = 0.600; Impervious fraction = 0.400

Rainfall intensity = 3.869(In/Hr) for a 100.0 year storm

Subarea runoff = 0.000(CFS) for 0.000(Ac.)

Total runoff = 10.987(CFS) Total area = 4.210(Ac.)

Street flow at end of street = 10.987(CFS)

Half street flow at end of street = 5.493(CFS)

Depth of flow = 0.306(Ft.), Average velocity = 2.009(Ft/s)

Flow width (from curb towards crown)= 16.617(Ft.)

End of computations, total study area = 4.21 (Ac.)

The following figures may

be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 0.600

Area averaged RI index number = 32.0

CITY OF RANCHO MIRAGE

August 24, 2023

Twenty-Nine Palms Band of Mission Indians
Attn: Darrell Mike, Tribal Chairman
46-200 Harrison Place
Coachella, CA 92236

**RE: Environmental Assessment Case No. EA22-0008 and Tentative Tract Map Case No. TTM22-0006 (Tentative Tract Map No. 38447)**

Dear Mr. Mike:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The proposed Project includes a Tentative Tract Map No. 38447 (TTM) to divide an existing vacant lot (APN: 685-100-012) into 8 lots to allow for the development of up to 8 single-family homes. The project site totals ±5.04 acres with lot sizes ranging from 18,000 square feet to 20,7720 square feet. The project site is located on the southeast corner of Via Florencia and Via Josefina. Please see the enclosed tentative map for an overview of the project.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266, or at the following address within 30 days from the receipt of this letter.

Sincerely,

Pilar Lopez
Senior Planner

CITY OF RANCHO MIRAGE

August 24, 2023

Twenty-Nine Palms
Band of Mission Indians
Attn: Anthony Madrigal, Jr., Tribal Grants
46-200 Harrison Place
Coachella, CA 92236

**RE: Environmental Assessment Case No. EA22-0008 and Tentative Tract Map Case No. TTM22-0006 (Tentative Tract Map No. 38447)**

Dear Mr. Madrigal:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The proposed Project includes a Tentative Tract Map No. 38447 (TTM) to divide an existing vacant lot (APN: 685-100-012) into 8 lots to allow for the development of up to 8 single-family homes. The project site totals ±5.04 acres with lot sizes ranging from 18,000 square feet to 20,7720 square feet. The project site is located on the southeast corner of Via Florencia and Via Josefina. Please see the enclosed tentative map for an overview of the project.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266, or at the following address within 30 days from the receipt of this letter.

Sincerely,

Pilar Lopez
Senior Planner

CITY OF RANCHO MIRAGE

August 24, 2023

Agua Caliente Band of Cahuilla Indians
Attn: Reid D Milanovich, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA 92264

**RE: Environmental Assessment Case No. EA22-0008 and Tentative Tract Map Case No. TTM22-0006 (Tentative Tract Map No. 38447)**

Dear Mr. Milanovich:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The proposed Project includes a Tentative Tract Map No. 38447 (TTM) to divide an existing vacant lot (APN: 685-100-012) into 8 lots to allow for the development of up to 8 single-family homes. The project site totals ±5.04 acres with lot sizes ranging from 18,000 square feet to 20,7720 square feet. The project site is located on the southeast corner of Via Florencia and Via Josefina. Please see the enclosed tentative map for an overview of the project.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266, or at the following address within 30 days from the receipt of this letter.

Sincerely,

Pilar Lopez
Senior Planner

CITY OF RANCHO MIRAGE

August 24, 2023

Agua Caliente Band of Cahuilla Indians
Attn: Patricia Garcia
5401 Dinah Shore Drive
Palm Springs, CA 92264

**RE: Environmental Assessment Case No. EA22-0008 and Tentative Tract Map Case No. TTM22-0006 (Tentative Tract Map No. 38447)**

Dear Ms. Garcia:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The proposed Project includes a Tentative Tract Map No. 38447 (TTM) to divide an existing vacant lot (APN: 685-100-012) into 8 lots to allow for the development of up to 8 single-family homes. The project site totals ±5.04 acres with lot sizes ranging from 18,000 square feet to 20,7720 square feet. The project site is located on the southeast corner of Via Florencia and Via Josefina. Please see the enclosed tentative map for an overview of the project.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266, or at the following address within 30 days from the receipt of this letter.

Sincerely,

Pilar Lopez
Senior Planner

CITY OF RANCHO MIRAGE

August 2, 2022

Augustine Band of Cahuilla Mission Indians
Attn: Amanda Vance, Chairperson
P.O. Box 846
Coachella, CA 92236

**RE: Environmental Assessment Case No. EA22-0008 and Tentative Tract Map Case No. TTM22-0006 (Tentative Tract Map No. 38447)**

Dear Ms. Vance:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The proposed Project includes a Tentative Tract Map No. 38447 (TTM) to divide an existing vacant lot (APN: 685-100-012) into 8 lots to allow for the development of up to 8 single-family homes. The project site totals ±5.04 acres with lot sizes ranging from 18,000 square feet to 20,7720 square feet. The project site is located on the southeast corner of Via Florencia and Via Josefina. Please see the enclosed tentative map for an overview of the project.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266, or at the following address within 30 days from the receipt of this letter.

Sincerely,

Pilar Lopez
Senior Planner

CITY OF RANCHO MIRAGE

August 24, 2023

Cabazon Band of Mission Indians
Tribal Administration
Attn: Doug Todd Welmas, Tribal Chairman
84-245 Indio Springs Parkway
Indio, CA 92203

**RE: Environmental Assessment Case No. EA22-0008 and Tentative Tract Map Case No. TTM22-0006 (Tentative Tract Map No. 38447)**

Dear Mr. Welmas:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The proposed Project includes a Tentative Tract Map No. 38447 (TTM) to divide an existing vacant lot (APN: 685-100-012) into 8 lots to allow for the development of up to 8 single-family homes. The project site totals ±5.04 acres with lot sizes ranging from 18,000 square feet to 20,7720 square feet. The project site is located on the southeast corner of Via Florencia and Via Josefina. Please see the enclosed tentative map for an overview of the project.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266, or at the following address within 30 days from the receipt of this letter.

Sincerely,

Pilar Lopez
Senior Planner

CITY OF RANCHO MIRAGE

August 24, 2023

Cabazon Band of Mission Indians
Attn: Jacquelyn Barnum, Environmental Director
84-245 Indio Springs Parkway
Indio, CA 92203

**RE: Environmental Assessment Case No. EA22-0008 and Tentative Tract Map Case No. TTM22-0006 (Tentative Tract Map No. 38447)**

Dear Ms. Barnum:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The proposed Project includes a Tentative Tract Map No. 38447 (TTM) to divide an existing vacant lot (APN: 685-100-012) into 8 lots to allow for the development of up to 8 single-family homes. The project site totals ±5.04 acres with lot sizes ranging from 18,000 square feet to 20,7720 square feet. The project site is located on the southeast corner of Via Florencia and Via Josefina. Please see the enclosed tentative map for an overview of the project.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266, or at the following address within 30 days from the receipt of this letter.

Sincerely,

Pilar Lopez
Senior Planner

CITY OF RANCHO MIRAGE

August 24, 2023

Cahuilla Band of Indians
Attn: Daniel Salgado, Chair
PO Box 391760
Anza, CA 92539

**RE: Environmental Assessment Case No. EA22-0008 and Tentative Tract Map Case No. TTM22-0006 (Tentative Tract Map No. 38447)**

Dear Mr. Salgado:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The proposed Project includes a Tentative Tract Map No. 38447 (TTM) to divide an existing vacant lot (APN: 685-100-012) into 8 lots to allow for the development of up to 8 single-family homes. The project site totals ±5.04 acres with lot sizes ranging from 18,000 square feet to 20,7720 square feet. The project site is located on the southeast corner of Via Florencia and Via Josefina. Please see the enclosed tentative map for an overview of the project.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266, or at the following address within 30 days from the receipt of this letter.

Sincerely,

Pilar Lopez
Senior Planner

CITY OF RANCHO MIRAGE

August 24, 2023

Los Coyotes Band of Mission Indians
Attn: Shane Chapparosa, Chairperson
P.O. Box 189
Warner Springs, CA 92086

**RE: Environmental Assessment Case No. EA22-0008 and Tentative Tract Map Case No. TTM22-0006 (Tentative Tract Map No. 38447)**

Dear Mr. Chapparosa:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The proposed Project includes a Tentative Tract Map No. 38447 (TTM) to divide an existing vacant lot (APN: 685-100-012) into 8 lots to allow for the development of up to 8 single-family homes. The project site totals ±5.04 acres with lot sizes ranging from 18,000 square feet to 20,7720 square feet. The project site is located on the southeast corner of Via Florencia and Via Josefina. Please see the enclosed tentative map for an overview of the project.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266, or at the following address within 30 days from the receipt of this letter.

Sincerely,

Pilar Lopez
Senior Planner

CITY OF RANCHO MIRAGE

August 24, 2023

Morongo Band of Mission Indians
Attn: Travis Armstrong, Tribal Historic Preservation Officer
12700 Pumarra Road
Banning, CA 92220

**RE: Environmental Assessment Case No. EA22-0008 and Tentative Tract Map Case No. TTM22-0006 (Tentative Tract Map No. 38447)**

Dear Mr. Armstrong:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The proposed Project includes a Tentative Tract Map No. 38447 (TTM) to divide an existing vacant lot (APN: 685-100-012) into 8 lots to allow for the development of up to 8 single-family homes. The project site totals ±5.04 acres with lot sizes ranging from 18,000 square feet to 20,7720 square feet. The project site is located on the southeast corner of Via Florencia and Via Josefina. Please see the enclosed tentative map for an overview of the project.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266, or at the following address within 30 days from the receipt of this letter.

Sincerely,

Pilar Lopez
Senior Planner

CITY OF RANCHO MIRAGE

August 24, 2023

Morongo Band of Mission Indians
Attn: Robert Martin, Tribal Chairman
12700 Pumarra Road
Banning, CA 92220

**RE: Environmental Assessment Case No. EA22-0008 and Tentative Tract Map Case No. TTM22-0006 (Tentative Tract Map No. 38447)**

Dear Mr. Martin:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The proposed Project includes a Tentative Tract Map No. 38447 (TTM) to divide an existing vacant lot (APN: 685-100-012) into 8 lots to allow for the development of up to 8 single-family homes. The project site totals ±5.04 acres with lot sizes ranging from 18,000 square feet to 20,7720 square feet. The project site is located on the southeast corner of Via Florencia and Via Josefina. Please see the enclosed tentative map for an overview of the project.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266, or at the following address within 30 days from the receipt of this letter.

Sincerely,

Pilar Lopez
Senior Planner

CITY OF RANCHO MIRAGE

August 24, 2023

Ramona Band of Cahuilla Mission
Attn: Joseph Hamilton, Chairperson
PO Box 391670
Anza, CA 92539

**RE: Environmental Assessment Case No. EA22-0008 and Tentative Tract Map Case No. TTM22-0006 (Tentative Tract Map No. 38447)**

Dear Mr. Hamilton:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The proposed Project includes a Tentative Tract Map No. 38447 (TTM) to divide an existing vacant lot (APN: 685-100-012) into 8 lots to allow for the development of up to 8 single-family homes. The project site totals ±5.04 acres with lot sizes ranging from 18,000 square feet to 20,7720 square feet. The project site is located on the southeast corner of Via Florencia and Via Josefina. Please see the enclosed tentative map for an overview of the project.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266, or at the following address within 30 days from the receipt of this letter.

Sincerely,

Pilar Lopez
Senior Planner

CITY OF RANCHO MIRAGE

August 24, 2023

Soboba Band of Luiseno Indians
Attn: Joseph Ontiveros, Cultural Resource Director
PO Box 487
San Jacinto, CA 92581

**RE: Environmental Assessment Case No. EA22-0008 and Tentative Tract Map Case No. TTM22-0006 (Tentative Tract Map No. 38447)**

Dear Mr. Ontiveros:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The proposed Project includes a Tentative Tract Map No. 38447 (TTM) to divide an existing vacant lot (APN: 685-100-012) into 8 lots to allow for the development of up to 8 single-family homes. The project site totals ±5.04 acres with lot sizes ranging from 18,000 square feet to 20,7720 square feet. The project site is located on the southeast corner of Via Florencia and Via Josefina. Please see the enclosed tentative map for an overview of the project.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266, or at the following address within 30 days from the receipt of this letter.

Sincerely,

Pilar Lopez
Senior Planner

CITY OF RANCHO MIRAGE

August 24, 2023

Santa Rosa Band of Mission Indians
Attn: Steven Estrada, Chairperson
PO Box 391820 Cahuilla
Anza, CA 92539

**RE: Environmental Assessment Case No. EA22-0008 and Tentative Tract Map Case No. TTM22-0006 (Tentative Tract Map No. 38447)**

Dear Mr. Estrada:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The proposed Project includes a Tentative Tract Map No. 38447 (TTM) to divide an existing vacant lot (APN: 685-100-012) into 8 lots to allow for the development of up to 8 single-family homes. The project site totals ±5.04 acres with lot sizes ranging from 18,000 square feet to 20,7720 square feet. The project site is located on the southeast corner of Via Florencia and Via Josefina. Please see the enclosed tentative map for an overview of the project.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266, or at the following address within 30 days from the receipt of this letter.

Sincerely,

Pilar Lopez
Senior Planner

CITY OF RANCHO MIRAGE

August 24, 2023

Torres Martinez Desert Cahuilla Indians
Attn: Michael Mirelez, Cultural Resource Coordinator
P.O. Box 1160
Thermal, CA 92274

**RE: Environmental Assessment Case No. EA22-0008 and Tentative Tract Map Case No. TTM22-0006 (Tentative Tract Map No. 38447)**

Dear Mr. Mirelez:

In conformance with Assembly Bill 52 (AB 52), we are sending you this letter to offer consultation to protect cultural resources that may occur within the City per your request. The project being considered is as follows:

The proposed Project includes a Tentative Tract Map No. 38447 (TTM) to divide an existing vacant lot (APN: 685-100-012) into 8 lots to allow for the development of up to 8 single-family homes. The project site totals ±5.04 acres with lot sizes ranging from 18,000 square feet to 20,7720 square feet. The project site is located on the southeast corner of Via Florencia and Via Josefina. Please see the enclosed tentative map for an overview of the project.

If you wish to consult with the City regarding potential cultural resources within the City, or the AB 52 process, please contact me at 760-328-2266, or at the following address within 30 days from the receipt of this letter.

Sincerely,

Pilar Lopez
Senior Planner

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

*03-008-2022-006*

August 30, 2023

[VIA EMAIL TO:pilarl@ranchomirageca.gov]
City of Rancho Mirage
Pilar Lopez
68-825 Highway 111
Rancho Mirage, California 92270

**Re: TTM22-0006**

Dear Pilar Lopez,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the TTM 38447 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

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

*Copies of any cultural resource documentation (report and site records) generated in connection with this project.

*A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.

*A copy of the records search with associated survey reports and site records from the information center.

*Formal government to government consultion under California Assembly Bill No. 52 (AB-52).

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 699-1143. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

5401 DINAH SHORE DRIVE, PALM SPRINGS, CA 92264
T 760/699/6800 F 760/699/6924 WWW.AGUACALIENTE-NSN.GOV

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

Jeremy Cummings
Cultural Resources Analyst
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

5401 DINAH SHORE DRIVE, PALM SPRINGS, CA 92264
T 760/699/6800 F 760/699/6924 WWW.AGUACALIENTE-NSN.GOV

# TRIBAL HISTORIC PRESERVATION OFFICE

9/26/2023VIA ELECTRONIC MAIL

MORONGO BAND OF MISSION INDIANS
A SOVEREIGN NATION

planning@racnhomirageca.gov

Pilar Lopez
Senior Planner
Development Services Department
69-825 Highway 111
Rancho Mirage, CA 92270

September 26, 2023

**Re: AB 52 Consultation for Case NO EA22-000, Rancho Mirage, Riverside County, California**

The Morongo Band of Mission Indians (Tribe/MBMI) Tribal Historic Preservation Office received your letter regarding the above referenced Project. The proposed Project is not located within the boundaries of the ancestral territory or traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.

Thank you for notifying the MBMI about this project. MBMI encourages your consultation with tribes more closely associated with the lands upon which the project is located.

Respectfully,

Bernadette Ann Brierty

Bernadette Ann Brierty
**Tribal Historic Preservation Officer**
**Morongo Band of Mission Indians**

CC: Morongo THPO

Header with Tribal Seal


# *TWENTY-NINE PALMS BAND OF MISSION INDIANS*

*46-200 Harrison Place. Coachella, CA. 92236. Ph. 760.863.2444. Fax: 760.863.2449*


September 25, 2023

Pilar Lopez, Senior Planner
City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270

**RE: Environmental Assessment Case No. EA-0008 and Tentative Track Map**

Dear Pilar,

This letter is in regards to an informal consultation and in compliance with AB-52 and Environmental Assessment Case No. EA-0008 and Tentative Track Map. The proposed project includes a tentative tract map no. 38477 to divide an existing vacant lot (APN:685-100-012) into 8 lots to allow for the development of up to 8 single family homes. The project site totals 5.04 acres with lot sizes ranging from 18,000 square feet to 20,720 square feet. The project site is located on the southeast corner of Via Florencia and Via Josefina.

After reviewing the proposed project, the Twenty-Nine Palms Band of Mission Indians has determined: The project is outside of the known Chemehuevi Traditional Use Area. The other tribes who do have cultural affiliation with the project area should be contacted.

If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email at Christopher.Nicosia@29palmsbomi-nsn.gov.

Sincerely,

Christopher Nicosia
Cultural Resources Manager, Twenty-Nine Palms Band of Mission Indians

Header with Tribal Seal