2.0 SUMMARY

The proposed Section 31 Specific Plan Project ("Section 31 Specific Plan" or "Project") would enable development of up to 1,932 residential units, 400 hotel rooms, and approximately 175,000 square feet of commercial space on approximately 618 acres of land in the City of Rancho Mirage (City). This section provides information on the background of the Project, as described in **Section 3.0: Project Description**, assessed in this Draft Environmental Impact Report (Draft EIR). See **Section 9.0** for a definition of terms, definitions, and acronyms used in this Draft EIR.

A. PURPOSE OF THIS ENVIRONMENTAL IMPACT REVIEW

The environmental review process for this Project is being conducted by the City. The California Environmental Quality Act (CEQA) was adopted to inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities, identify the ways that environmental damage can be avoided or significantly reduced and prevent significant, avoidable damage to the environment by requiring changes in project through the use of feasible alternatives or mitigation measures. When it is determined through preliminary review that a proposed project may result in significant impacts to the quality of the natural environment, preparation of an EIR in accordance with the process defined in CEQA is required.

The City, acting as the Lead Agency for the planning and environmental review of this Project, has prepared this EIR in compliance with CEQA, including the CEQA Guidelines (California Code of Regulations Title 14 Section 15000 et seq.).

B. OVERVIEW OF PROPOSED PROJECT

1. Regional and Community Setting

The Section 31 Specific Plan Area (Project Site) is located in the central portion of the Coachella Valley in the City of Rancho Mirage (City) within Riverside County, California, as shown in **Section 3.0: Project Description**, **Figure 3.0-1: Regional Location Map**. The Project Site lies within what is described as essentially all of Section 31, Township 4 South, Range 6 East, and a portion of the southeast quarter of Section 36, Township 4 South, Range 5 East, San Bernardino Baseline and Meridian (SBBM).

The Section 31 Specific Plan addresses the approximately 618-acre Project Site, which is located on the eastern boundary of the City and collectively identified by Assessor's Parcel Numbers (APN) 674-430-016 and 685-220-006. As illustrated on **Figure 3.0-2: Local Vicinity Map,** the Project Site is bounded by Gerald Ford Drive to the north, Monterey Avenue to the east, Frank Sinatra Drive to the south, and Bob Hope Drive to the west.

2. Project Characteristics

The Section 31 Specific Plan would establish the plans, land use regulations, development standards, design guidelines, infrastructure requirements, and implementation programs to guide the development of a mixed-use, master-planned community on the Project Site. While the Section 31 Specific Plan would increase the intensity of uses allowed under the existing General Plan, the proposed intensity and uses would be consistent with the amended General Plan and is consistent with the spirit and intent of current General Plan land use/zoning designations for the Project Site.

The Section 31 Specific Plan is included in the Appendices to this Draft EIR as **Appendix B: Section 31 Specific Plan.**

3. Land Use

The Section 31 Specific Plan would allow the development of a mixed-use community including residential, mixed-use core, and lagoon land uses, as shown in **Section 3.0: Project Description, Figure 3.0-3: Conceptual Land Use Plan.** The proposed master-planned community includes resort hotels, a mixed-use town center, residential neighborhoods, a private street system, and recreational open space amenities including a swimmable lagoon, an integrated system of pedestrian, bicycle, and golf cart trail linkages, neighborhood parks, water features, a residents' Beach Club, and complementary features.

The three land use categories proposed by the Project include the Lagoon (LAG), Mixed-Use Core (M-U CORE), and Residential (RES) categories oriented across four distinct planning areas. These Planning Areas would include a Town Center Planning Area and residential Planning Areas 1, 2, and 3, as shown in **Figure 3.0-3**. The land use designations outlined within these categories and planning areas are further discussed below.

Land Use Categories

Lagoon (LAG)

The lagoon land use designation provides a multi-use Grand Oasis Crystal Lagoon® (Grand Oasis lagoon) as the key organizing and defining amenity for the Project. The proposed Grand Oasis lagoon is a clear water recreational feature that occupies approximately 34 acres near the center of the Project Site. The lagoon land use category includes the water body and a retaining wall to anchor the lagoon liner. An additional tract of approximately 8 acres generally encircling the Grand Oasis lagoon will accommodate a multi-use public trail and a landscaped perimeter.

Mixed-Use Core (M-U CORE)

The Mixed-Use Core land use category is the most compact and diverse component of the Section 31 Specific Plan and applies to approximately 80 acres located in the northeastern portion of the Project Site. It contains Resort Hotel and Town Center components, which combine to promote resort hotels, restaurants, and beachfront recreation activities on the Project Site. Specifically, the Resort Hotel component allows hotels and destination resorts, up to 230 resort-branded residential units (as part of the site's 1,932 overall residential units), and beachfront recreation, as well as retail/service uses, including restaurants, resort-serving retail, and health spas that directly support and enhance the primary resort hotel uses.

The Town Center component of the Mixed-Use Core land use designation allows mixed-use buildings exhibiting the horizontal and/or vertical integration of first floor commercial and services with housing and office uses above or in close proximity. A variety of residential units generally ranging from 20-60 dwelling units per acre is also a characteristic of the Town Center component within the M-U CORE land use designation. The M-U CORE could accommodate up to 731 residential units, including up to 230 resort-branded units.

Residential (RES)

The Residential land use category accommodates residential neighborhoods for a total of approximately 1,201 units on approximately 504 acres of land including private local streets, parks, and open space. Residential development would consist of single-family detached homes, attached dwelling units in a variety of configurations within the areas closest to the Grand Oasis lagoon and Town Center, and amenities such as a residents' Beach Club and neighborhood parks. The density of the Residential land use ranges from 1-30 dwelling units per acre (du/acre). The lower densities occur in the western Planning Areas, with lowest density located along Bob Hope Drive. Densities gradually increase toward the Grand Oasis lagoon and Town Center.

Planning Areas

Development of the Project would include four distinct planning areas. These planning areas include Town Center Planning Area (PA TC), Planning Area 1 (PA 1), Planning Area 2 (PA 2) and Planning Area 3 (PA 3). The planning areas are described as follows:

Town Center Planning Area (Town Center)

The Town Center Planning Area includes resort hotels and cluster housing types within an area of approximately 80 acres of mixed-use land situated in the northeast quadrant of the Project Site. This planning area could yield up to 175,000 square feet of combined restaurant and entertainment

destinations, shops, and service space; up to 400 hotel keys; and up to 731 residential dwelling units, including 230 branded resort units. The Town Center will also feature outdoor spaces and beachfront development adjacent to the Grand Oasis lagoon.

Planning Area 1 (PA 1)

Planning Area 1 includes the 34-acre Grand Oasis lagoon and approximately 198 acres of residential and open space land situated in the northwest quadrant of the Project Site. PA 1 has a Residential land use designation and could yield up to 394 residential units.

Planning Area 2 (PA 2)

Planning Area 2 includes approximately 146 acres for residential and open space land situated on the southwest quadrant of the Project Site. PA 2 has a Residential land use designation and proposes the development of up to 260 residential units from the shore of the Grand Oasis lagoon to the western boundary of the Project Site, including a mix of attached and detached products.

Planning Area 3 (PA 3)

Planning Area 3 includes approximately 161 acres of residential and open space land situated in the southeast quadrant of the Project Site. PA 3 has a Residential land use designation and could yield up to 547 residential units.

4. Circulation Plan

The Section 31 Specific Plan would accommodate a range of multi-modal transportation options both on-site and integrated with surrounding networks. The Project Site would provide access and accommodate various modes of transportation such as automotive vehicles, bicycles, golf carts, neighborhood electric vehicles (NEVs), scooters, and pedestrians, among others. Project design features include off-street bicycle and pedestrian paths/routes, sidewalks in higher traffic areas, enhanced pedestrian and bicycle crossings, landscaped median islands, pedestrian and multi-use paseos, traffic calming devices, and accommodations for golf cart and other alternative forms of personal transportation.

Primary vehicular access to the interior private street system would be provided at eight locations from the surrounding public roadways, including two signalized entries and two right-in, right-out entries which would grant public access to the Town Center. Signalized, gated entries on Gerald Ford Drive, Bob Hope Drive, Frank Sinatra Drive, and Monterey Avenue would allow private access to residential neighborhoods by residents and their guests. Gated control points between the residential and Town Center planning areas would allow residents direct access to entertainment and services. Proposed pedestrian, multi-modal, and public transportation system circulation networks are further described below.

Pedestrian

Pedestrian circulation would be provided by the pedestrian paseos, optional residential sidewalks, and low-speed/low-volume private streets in individual planning areas. The pedestrian paseos in the Residential land use areas and the Town Center Pedestrian Path would provide residents with landscaped corridors that pass through residential common areas and provide mid-block access to the Grand Oasis lagoon.

Multi-Modal Circulation

Within the Project Site, bicycle, golf cart, and other forms of alternative personal transportation would be accommodated by design. This would include off-street bicycle paths and routes with enhanced crosswalks. The Section 31 Specific Plan would include six multi-use connectivity roadways, pathways and corridors, including the following: the Grand Oasis Promenade, the Lagoon Multi-Use Corridor, the Residential Multi-Use Path, the Multi-Use Paseo, and the Landscaped Edge Multi-Use Path. These components would provide access and accommodate various modes of transportation such as golf carts, neighborhood electric vehicles (NEVs), and bicycles.

Public Transportation

Sunline Transit Agency (Sunline) provides public transportation for the Coachella Valley, including the City of Rancho Mirage. Currently, Bus Line 32 and Bus Commuter Link 220 travel along Bob Hope Drive and Monterey Avenue, paved roadways to the west and east of the Project Site, respectively. Bus Line 32's closest bus stop to the Project Site is located at the southwestern corner of Bob Hope Drive and Gerald Ford Drive. Bus Commuter Link 220 travels from the City of Palm Desert to the City of Riverside. The closest Commuter Link bus stop to the Project Site is located near Monterey Avenue and Market Place, approximately 0.80 miles north.

5. Infrastructure and Utility Improvements

Infrastructure and utility improvements would be installed as necessary to support the Project development including water, sanitary sewer, drainage and flood retention systems, and dry utility improvements (electricity, natural gas, and telecommunications). All improvements proposed within the Project Site have conceptual designs and locations.

6. Development Sequencing Plan and Conceptual Grading

Development Sequencing Plan

Development of the Project Site is designed for sequential construction in multiple phases, corresponding to the infrastructure and product designs for individual planning areas and use types. Total buildout of the

Project is expected to take approximately 11 years following the construction of the Grand Oasis lagoon, which would take place during mass grading of the entire 618-acre Project Site. Construction would begin in 2020 and full development is anticipated to be completed by 2030. Project sequencing intends to start at PA 1, including the Grand Oasis lagoon, residents' Beach Club, and portions of the landscaped Grand Oasis Promenade. Development of the remainder of PA 1 and the Town Center, subject to market demands, would follow the Grand Oasis lagoon, including residential neighborhoods and internal roads to the surrounding residential neighborhoods in PA 1. Construction within the remaining planning areas may continue in any order so long as the necessary infrastructure is provided to serve each sequence. Development sequencing would be accompanied by the orderly extension of roadways, public utilities, and infrastructure needed to serve each phase.

Conceptual Grading

The Project's grading plan proposes to create two elevated mounds that accommodate terraced homes sites within the Project Site, one in the northwest quadrant (PA 1) with an approximate elevation of 340 feet and a second in the southeast quadrant (PA 3) with an elevation of approximately 320 feet. The Grand Oasis lagoon would be sited between these and form the northerly end of a southwest trending open space corridor. The Grand Oasis lagoon and corridor would exhibit the lowest elevations within the Project Site at a water surface elevation of 275 feet to a graded ground elevation of 260 feet at the southwest property corner. The drainage pattern for the Project Site would flow to the southern boundary where retention facilities are planned.

Construction of the Project is anticipated to involve movement of 60,000 cubic yards of earthwork per day, with total earthwork to balance at approximately 6.5 million cubic yards. Grading activities are anticipated to occur five days per week for a total of approximately 110 days per year.

7. Open Space and Parks

The Section 31 Specific Plan would enable development of a combination of common and private open space areas for use by future residents of the Project Site across a total of approximately 95 acres of open space, in addition to the 34-acre Grand Oasis lagoon. Publicly-accessible plazas/greenspaces, private parks, paseo corridors, and joint-use retention/recreation facilities would be integrated across the Project Site.

The Section 31 Specific Plan outlines six types of open space areas that would occur throughout the property. These landscaped areas are as follows:

- **Grand Oasis Promenade:** This landscaped area would surround the Grand Oasis lagoon and create a buffer separating the path from the shoreline to partially restrict access to the water.

- **Landscaped Edge:** This area would be located outside the community walls and form the streetscape of the adjoining arterial roadways. These areas would contain meandering multi-use pathways to accommodate pedestrians, bicyclists, and golf carts.
- **Paseo:** Multi-use and pedestrian paseos would be located at mid-block locations oriented radially from the Grand Oasis lagoon and provide resident pedestrians and bicyclists with informal, landscaped access alternatives.
- **Community Gateway:** The Community Gateway would be located at the primary public entry point to the Town Center at Monterey Avenue and would incorporate vehicular access in an urbanized, pedestrian-friendly environment focused on mixed-use and residential uses.
- **Private Entry and Neighborhood Parks:** These areas would incorporate formal parks near each major residential entry and informal parks interspersed within the neighborhood fabric of the Project Site. Amenities at the parks may include pools, lawn areas, picnic tables, barbeques, pools, restrooms, tot-lots, par-courses with exercise stations, tennis or pickleball courts, and similar amenities.
- **Beaches:** One or more beaches would be situated on the shoreline of the Grand Oasis lagoon for recreational purposes. These may include a public beach at the Town Center, a residents' Beach Club, and beaches associated with resort hotels. Amenities may include locker rooms and restrooms, cabanas, picnic areas, ramadas, and children's play areas, along with storage and rental structures/kiosks. The public beach may also feature an outdoor amphitheater or stage venue on the water to accommodate community-scale events for residents, hotel guests, and other visitors in the Town Center. This outdoor venue would be subject to all City requirements pertaining to the operation of temporary events.

8. Conceptual Landscape Plan

The Conceptual Landscape Plan of the Section 31 Specific Plan provides guidelines for the treatment of areas within the Project Site, including the surrounding streets, parkways, development edges, entries, and open space areas. The landscape design of the Project Site includes native, desert landscaping designed to maximize water efficiency and conservation. This would be accomplished with the selection and installation of water efficient plant materials and a controlled irrigation system. Plant materials would be arranged throughout the Project Site in both formal/geometric and informal/natural (organic) designs across distinct landscape treatments with both contrasting and complementary design elements. The landscape plan includes the use of desert open space arroyo areas that may function for surface water management and as opportunities for recreational uses.

9. Signage

The Section 31 Specific Plan includes sign design guidelines for the Project. The Project would require the preparation of a community-wide sign program for approval with the first Preliminary Development Plan for vertical development in the Town Center or Residential areas. The Town Center Sign Design Guidelines

address community gateway entrance signs, primary entrance signs, and retail, resort, and residential signs within the Mixed-Use Core land use area. Town Center sign programs will be established on a project-by-project basis and will identify the hierarchy of signs with a common theme and specify the sign locations and styles. These sign programs shall be reviewed by the master developer to provide a consistent and complementary approach within the Town Center, prior to City approval.

Signs within the residential portions of the Project are restricted to high-quality materials and color palettes that complement the architecture of the surrounding environment. The design of wayfinding signs within the Project Site shall be consistent in quality of design and implementation and convey the realization of an integrated signage system throughout the Project Site.

10. Lighting Design

Town Center Lighting

Lighting design within the Town Center would highlight design and landscaped features throughout roadways, parking areas, and pedestrian areas. Lighting throughout this area would be designed to integrate sustainability and energy efficiency, dark sky principles with adaptive lighting best practices for safety, and circadian design principles, core guidelines for the lighting design in the Town Center. These guidelines would be implemented through the usage of Energy Star certified lighting fixtures and equipment, or their equivalent, where feasible. This energy-efficient equipment would include light sensors, low voltage lighting, fiber optics, solar lighting, and lighting timers.

Residential Development Lighting

Lighting fixtures within the residential developments would be hooded and directed downward to minimize light, direct glare impacts, and spillage on neighboring properties, as well as reduce impacts on dark skies. Additional requirements of light fixtures would include illuminating areas and elements such as paths, entryways, and focal elements; shielding to avoid direct views of any unshielded light source from pedestrian or vehicular sight lines; shielding to direct light spillover away from adjacent residential areas with a 100 percent cut-off capability; and fixture dimming and cut-off capability as certified by the Dark Sy Association.

11. Wall and Fence Design

Residential Planning Areas 1, 2, and 3 would contain gated communities with a perimeter wall to provide privacy and a noise barrier from adjacent arterial roadways. A solid distinctive wall would be used at the perimeter of the Project Site as well as inside the Project Site adjacent to major streets and landscape areas. Perimeter walls of the residential communities would be 6 feet in height and the Town Center would include a maximum of 3-foot-high perimeter walls. The Project may also incorporate internal view fences

where private residences adjoin common open spaces as well as knee or pony walls to delineate spaces, provide ground level privacy, or screen parking stalls. Screening with wood, chain-link, or similar fencing materials is not permitted bordering or within the Project Site.

12. Town Center Development Standards and Design Guidelines

Building Standards

Development standards control the building envelopes for the proposed uses in the Town Center. These uses include the Resort Hotel, Town Center/Mixed-Use Development, Town Center Residential, and Neighborhood Commercial. Lot coverage up to 70 percent is permitted on the Main Street and Resort Hotel areas. Seventy percent lot coverage is permitted in Town Center Residential areas. The maximum height that would be allowed for the Resort Hotel Mixed-Use Development would be 65 feet. The maximum height allowed for Town Center Residential buildings would be 50 feet. The maximum building height allowed in the Neighborhood Commercial areas would be 29 feet.

Building Design and Materials

Due to the mix of project types that the Project would enable, the buildings would include a variety of design styles, and therefore a range of colors, materials, building detailing, and building orientations. The Section 31 Specific Plan includes Town Center Design Standards to provide the necessary direction to ensure a coherent and complementary project. These standards include mandatory and recommended provisions related to site design, building, landscape, signage, lighting, walls, hardscape, and environmental design.

13. Residential Development Standards and Design Guidelines

Development Standards

Development standards control the building envelopes for the proposed uses in the residential portions of the Project Site. Subcategories within the residential land use designation accommodate Estate, Conventional, and Cluster residential development. Maximum lot coverage varies by product type; up to 35 percent would be permitted on Estate lots, up to 50 percent on Conventional residential lots, and up to 70 percent for Cluster residential areas. The maximum height also varies by product type. The maximum height that would be allowed for Estate products is 20 feet while the maximum height allowed for Conventional products would be 35 feet. Cluster land uses would have the highest allowable maximum building height, up to 50 feet.

Building Design and Materials

The building design standards for residential areas are similarly intended to promote a high level of design quality. Homes would include a variety of design styles, range of colors, materials, building detailing, and building orientations. The building design guidelines for the residential neighborhoods include mandatory and recommended provisions related to site design, building, landscape, signage, lighting, walls, hardscape, and environmental design.

14. Sustainability

As outlined in the Section 31 Specific Plan, the Project would incorporate numerous energy efficiency measures and design features to enhance efficiency in all aspects of buildings' lifecycles. These design measures and features would serve to increase overall sustainability related to sustainable site design and infrastructure and building design and materials.

15. Intended Uses of this EIR

This Draft EIR examines the environmental impacts of the Section 31 Specific Plan. It is the intent of this Draft EIR to enable the City of Rancho Mirage, other responsible agencies, and interested parties to evaluate the environmental impacts of the Project, and identify feasible measures to mitigate such impacts, thereby enabling them to make informed decisions with respect to the requested entitlements.

The CEQA Guidelines require an EIR to include a statement briefly describing the intended uses of the EIR, including a list of agencies expected to use the EIR in their decision making and the list of the permits and other approvals required to implement the project.

The City will use this Draft EIR to provide information on the potential environmental effects of the following proposed actions:

- Approval of a General Plan Amendment and Zone Change to change the land use designations for the Project Site from Low Density Residential (R-L-2) and Resort Hotel (Rs-H) to Specific Plan with a Mixed Use (M-U) underlay;
- Approval of a General Plan Amendment to reclassify Bob Hope Drive as a Minor Arterial roadway;
- Adoption of the Section 31 Specific Plan;
- Approval of a Development Agreement; and
- Approval of Tentative Tract Maps and Preliminary and Final Development Plans for Project development.

16. Responsible Agencies

Section 15124 (d) of the State CEQA Guidelines requires that an EIR project description include a list of permits and other approvals required to implement a proposed project, the agencies expected to use the EIR in their decision making, and related environmental review and consultation requirements. The following are anticipated responsible agencies which may rely on this Draft EIR for their discretionary approvals required to implement the Project:

California Public Utilities Commission

- Issuance of a permit to construct in accordance with General Order No. 131-D related to the necessary modification, alteration, or addition to electric transmission/power/distribution line facilities, or of new, upgraded or modified substations.
- Approval or certification related to any other applicable general order, rule, or regulation concerning utility modification, conveyance, or delivery.

Coachella Valley Water District

- Review and approval of the design and plans for the Project's domestic water and wastewater systems.

Colorado Regional Water Quality Control Board

- Approval may include but are not limited to: (1) General Construction Stormwater Permit; (2) Standard Urban Stormwater Mitigation Plan; and (3) Submittal of a Recycled Water Report for the use of recycled water as a dust control measure for construction.
- Approval of a Water Quality Certification under Section 401 of the Clean Water Act.

South Coast Air Quality Control District

Approval of a Fugitive Dust Control Plan during construction.

C. PROJECT OBJECTIVES

The CEQA Guidelines require an EIR to include a statement of the objectives of the project that address the underlying purpose. The objectives of the Section 31 Specific Plan are:

- To reflect consistency with the goals and policies of the Rancho Mirage General Plan;
- To create a landmark community on one of the last remaining, large, centrally located, vacant parcels in Rancho Mirage, offering a range of housing types varying in density and design;
- To create a 21st-century, sustainable development project that will include use of landscaping that is suitable for the native desert environment and feature responsible uses of natural resources, including

opportunities for creative approaches to lighting and energy storage and management consistent with the goals of the Rancho Mirage Energy Authority;

- To design a high-quality, master-planned community featuring residential, hotel, mixed-use, and commercial development oriented around a Grand Oasis Crystal Lagoon ("Grand Oasis lagoon") offering substantial new public recreational opportunities to extend the tourism season in Rancho Mirage;
- To develop the Project Site in a manner that reduces vehicular traffic and provides linkage of residential neighborhoods to the Grand Oasis lagoon and the Town Center with paseos for walking and biking and other alternative transportation;
- To develop the Project Site in a manner that is compatible with surrounding development, including the Annenberg Estate and Sunnylands Center and Gardens (Sunnylands), by applying appropriate planning, landscaping, and architectural design approaches;
- To create a vibrant resort and mixed-use development that will generate Transit Occupancy Tax (TOT) and sales tax revenue for the City to support long-term economic stability, while also honoring the legacy and history of the area;
- To create cohesive, central theming for common elements and features while also encouraging high-quality, innovative, and creative design; and
- To allow flexibility to respond to changes in commercial, hotel, and residential market demand such that development enabled by the Project can be effectively marketed, funded, and constructed.

D. SUMMARY OF ALTERNATIVES

Analysis of a reasonable range of alternatives would be required by *CEQA*. The purpose of the alternatives analysis is to provide additional information on ways to avoid or minimize the significant effects of a Project. The Alternatives to the Project evaluated in this Draft EIR include:

1. Alternative 1 – No Project/No Development
2. Alternative 2 – Existing City General Plan
3. Alternative 3 – Approved Eagle Specific Plan
4. Alternative 4 – Regent Eagle Specific Plan
5. Alternative 5 – Reduced Intensity Alternative

A brief description of each of these Alternatives is provided below with a summary of the evaluation of each.

1. No Project—No Project/No Development

The CEQA Guidelines require consideration of a No Project alternative, with the definition of this alternative to be based on several factors, including consideration of what is likely to occur if the Project

is not approved. As required by CEQA, the analysis must examine the impacts that might occur if the Project Site is left in its existing condition, as well as what may reasonably be expected to occur in the foreseeable future if the Project were not approved, based on current plans and consistent with available infrastructure and community services.

Under the No Project/No Development Alternative, the Project Site would remain in its current and existing condition. The vacant undeveloped land would remain. These existing uses would continue, and the existing environmental conditions would be maintained. The Project Site would retain its visual characteristics and the existing visual resources for the surrounding land uses would not be impacted.

None of the impacts associated with construction and operational activities would occur if Alternative 1 was selected. No construction and operations related air quality emission impacts would occur. Further, none of the significant unavoidable impacts related to air quality greenhouse gas (GHG) emissions would occur.

Summary of Comparative Impacts

As described above, the No Project/No Development Alternative would eliminate the significant and unavoidable impacts associated with construction- and operation-related air emissions and the Project's generation of GHG emissions. Further, this Alternative would result in reduced impacts related to aesthetics, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, traffic and transportation, and utilities and service systems.

2. Alternative 2—Existing City General Plan

The Existing City General Plan Alternative (Alternative 2) examines the impacts that would result from development of the Project Site with the type and intensity of land uses allowed by the current General Plan zoning designations for the Project Site, as shown on **Figure 4.0-5: City of Rancho Mirage Land Use and Zoning Map**, in **Section 4.0: Environmental Setting** of this Draft EIR. The City's current General Plan zoning designations for the Project Site are designated as Very Low Density Residential (R-L-2) and Resort Hotel Commercial (Rs-H). Based on the maximum permitted residential density of 2 dwelling units/acre, the 443 acres of the Project Site currently designated by the City for R-L-2 uses could accommodate up to 886 dwelling units. This would be a reduction of residential units compared to the Section 31 Specific Plan. Additionally, the existing Rs-H zoning/land use designation can accommodate resorts, hotel rooms, ancillary commercial uses (restaurants, shops, dry cleaners, etc.), condominium hotel units, and condominiums under certain conditions.

Based on a maximum floor area ratio (FAR) of 0.25, the 175 acres of the Project Site currently designated by the City for Rs-H uses could accommodate up to approximately 1,905,750 square feet of resort hotel commercial uses. 90 acres of this portion of the Project Site would be dedicated for hotel uses, which would allow for the development of up to 800 hotel rooms and 400 branded residential units. The remaining 85 acres of the Project Site would be dedicated for resort amenities, such as a golf course or open space areas. As with the Project, Alternative 2 would create a cohesive mixture of residential and resort hotel land uses with the incorporation of open space and recreational uses.

Summary of Comparative Impacts

Alternative 2 would result in incrementally reduced impacts when compared to the Project with respect to aesthetics, air quality, energy, greenhouse gas emissions, hazards and hazardous materials, land use and planning, population and housing, public services, traffic and transportation, and wastewater collection and treatment. Impacts related to Alternative 2 would be similar to biological resources, cultural resources, geology and soils, hydrology and water quality, noise, recreation, and dry utilities. Alternative 2 would result in greater impacts when compared to the Project on water service and supply and solid waste. No significant impacts would be avoided or substantially reduced to a level of less than significant with respect to air quality and GHG emissions.

3. Alternative 3—Approved Eagle Specific Plan

The Approved Eagle Specific Plan Alternative ("Alternative 3") examines the impacts that would result from development of the Project Site with the type and intensity of land uses allowed by the Eagle Specific Plan. In 1993, the City previously adopted The Eagle Specific Plan for the Project Site. The Eagle Specific Plan proposed a 36-hole golf course community, including associated residential and open space/recreational uses within the Project Site. However, The Eagle plans for development never came to fruition with the City's 2005 General Plan update, which required a portion of the site to be developed with Resort Hotel (Rs-H) uses.

Under Alternative 3, approximately 277 acres of the Project Site would be dedicated for residential uses, allowing for up to 1,240 residential units. The remaining 341 acres of the Project Site would be dedicated for open space uses, which includes a 36-hole golf course. Alternative 3 would not include the development of resort hotel land uses in comparison to the Project.

Summary of Comparative Impacts

Alternative 3 would result in incrementally reduced impacts when compared to the Project with respect to aesthetics, air quality, energy, greenhouse gas emissions, hazards and hazardous materials, population and housing, public services, traffic and transportation, wastewater collection and treatment, and solid

waste. Impacts related to Alternative 3 would be similar with respect to biological resources, cultural resources, geology and soils, hydrology and water quality, noise, recreation, and dry utilities. Alternative 3 would result in greater impacts in comparison to the Project with respect to land use and planning, and water service and supply. The Project's significant and unavoidable impacts related to air quality and GHG emissions would not be avoided or substantially reduced by this Alternative.

4. Alternative 4—Regent Eagle Specific Plan

The Regent Eagle Specific Plan Alternative (Alternative 4) examines the impacts that would result from development of the Project Site with the type and intensity of land uses allowed by the Regent Eagle Specific Plan. While never approved by the City, the Regent Eagle Specific Plan was a previously considered development concept for the 618-acre site. Similar to the Project, the Regent Eagle Specific Plan proposed a cohesive mixture of residential and resort hotel commercial land uses with the incorporation of open space and recreational uses, including the development of a Grand Oasis lagoon.

Under Alternative 4, approximately 345 acres of the Project Site would be dedicated for residential uses, allowing for up to 1,316 residential units, and approximately 34 acres would be dedicated for hotel uses, with up to 350 hotel rooms, respectively. Approximately 43 acres of the Project Site would be dedicated for commercial uses, which could accommodate up to approximately 450,000 square feet of commercial retail uses. The recreational uses under Alternative 4 would include the development of a 43-acre Grand Oasis lagoon and a 52-acre golf course. Lastly, there would be approximately 102 acres dedicated for open space and an interior private street system. As with the Project, Alternative 4 would create a cohesive mixture of residential and resort hotel land uses with the incorporation of open space and recreational uses.

Summary of Comparative Impacts

Alternative 4 would result in similar impacts to the Project related to aesthetics, biological resources, cultural resources, energy, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, recreation, and dry utilities. Alternative 4 would result in incrementally reduced impacts when compared to the Project with respect to population and housing, public services (except law enforcement services), and wastewater collection and treatment. This Alternative would result in greater impacts in comparison to the Project with respect to air quality, noise, traffic and transportation, water service and supply, and solid waste. The Project's significant and unavoidable impacts related to air quality and GHG emissions would not be avoided or substantially reduced by this Alternative, but instead would be comparatively greater than the Project.

5. Alternative 5—Reduced Intensity Alternative

The Reduced Intensity Alternative (Alternative 5) considers implementation of the Project as proposed, with the reduction of intensity of all land uses. As shown in **Table 6.0-15: Alternative 5 Land Use Summary**, Alternative 5 would implement the same land use categories as the Project, but would include the development of 890 residential units, up to 250 hotels rooms, and approximately 100,000 square feet of resort hotel commercial land uses. Alternative 5 would also incorporate various open space and recreational uses, as well as the 34-acre Grand Oasis lagoon. As a result of the reduction of the amount of development on the Project Site, buildings under Alternative 5 would not exceed 2-stories in height, compared to the 4-story maximum height proposed under the Project for the Town Center. The reduction in development on the 618-acre Project Site would allow for the ability to integrate more parks, walkways and jogging paths, enhanced streetscapes, courtyards, and plazas throughout the design of the Project Site.

Summary of Comparative Impacts

Alternative 5 would result in an incremental reduction in air quality impacts during operation of the Project. Impacts related to Alternative 5 would be similar to those for the Project related to biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, recreation, and dry utilities. Impacts related to aesthetics, air quality, energy, greenhouse gas emissions, population and housing, public services, traffic and transportation, water service and supply, wastewater collection and treatment, and solid waste would be reduced compared to the Project. The Project's significant and unavoidable impacts related to air quality and GHG emissions would not be avoided or substantially reduced by this Alternative.

6. Environmentally Superior Alternative

Of the Alternatives considered, Alternative 1, the No Project/No Development Alternative, would be considered environmentally superior, because it would result in the greatest incremental reduction of the overall level of impact when compared to the Project and eliminate the Project's significant impacts related to air quality and GHG emissions.

However, according to the State CEQA Guidelines, if the No Project/No Development Alternative is identified as the environmentally superior Alternative, the Draft EIR shall also identify an environmentally superior Alternative among the other Alternatives. Of the other Alternatives considered, Alternative 5, the Reduced Intensity Alternative, would be considered environmentally superior, because it would result in the greatest incremental reduction of the overall level of impact when compared to the Project. Alternative 5 would reduce, but not avoid or reduce to a level of less than significant, the significant impacts related to air quality and GHG emissions identified for the Project.

As the Reduced Intensity Alternative would develop all of the components proposed by the Project, this Alternative would be consistent with the objective to establish a high-quality, master-planned community featuring residential, hotel, mixed-use, and commercial development oriented around a Grand Oasis lagoon. However, Alternative 5 would not meet the objective to reflect consistency with the goals and policies of the City's current General Plan for the Project Site. Since this Alternative would develop a reduced amount of uses compared to the Project, this objective would not be achieved to the same extent as the Project. Lastly, Alternative 5 would not be financially feasible as it would not bring sufficient revenue to meet the cost of the development of the Grand Oasis lagoon.

Overall, the Reduced Intensity Alternative would not meet the Project's purpose and the objectives that support the Project's purpose to the same extent as the Project.

E. AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

Some issues of concern were expressed through responses to the Notice of Preparation (NOP). Concerns regarding potential air quality impacts have been addressed in **Section 5.2: Air Quality** and potential greenhouse gas emissions have been addressed in **Section 5.7: Greenhouse Gas Emissions**. Project Design Features and Mitigation Measures have been identified to reduce impacts; however, significant and unavoidable Project-specific and cumulatively considerable construction- and operation-related impacts to air quality were identified. Project Design Features and Mitigation Measures would reduce greenhouse gas emissions impacts to the greatest extent feasible, but Project-specific impacts would still be significant and unavoidable. The Project was found to be consistent with regional and local policies and congruent with surrounding land uses, including the Annenberg Estate and Sunnylands Center and Gardens, as addressed in **Section 5.10: Land Use and Planning**. Public transportation impacts and construction-related impacts to the surrounding roadway network are addressed in **Section 5.15: Traffic and Transportation.** The Project's impacts on school services have been addressed in **Section 5.13: Public Services**. Utilities and service system impacts, including water, wastewater, dry utility, and solid waste impacts on existing facilities, have been addressed in **Section 5.16: Utilities and Service Systems**. All other related potential impacts resulting from the Project have been addressed throughout this Draft EIR. Impacts that would remain significant even with implementation of Project Design Features and Mitigation Measures include air quality impacts.

F. SUMMARY OF ENVIRONMENTAL IMPACTS, PROJECT DESIGN FEATURES, AND MITIGATION MEASURES

A summary of the potential environmental impacts of the Project and the features of the Project and the measures identified to mitigate these impacts is provided below for each topic addressed in this Draft EIR. **Table 2.0-1: Summary of Project Impacts**, summarizes the significance of the impacts of the Project based on the information and analysis in **Section 5.0** of this Draft EIR.

Table 2.0-1
Summary of Project Impacts

Project Impacts	Impact without Mitigation	Mitigation Measures		Impact with Mitigation
Aesthetics				
Have a substantial adverse effect on a scenic vista?	Less than Significant.	No mitigation measures are necessary.		Less than Significant.
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?	Potentially Significant.	**MM 5.1-1:**	The Specific Plan shall include the placement of buildings in a manner that is compatible with the surrounding residential and non-residential developments. This would include the location of taller buildings near the center of the Project Site where they will be screened by landscaping and smaller buildings.	Less than Significant.
		MM 5.1-2:	The Specific Plan shall utilize landscape buffers and edging along the boundaries of the Project Site, as depicted in Figure 2.5 of the Section 31 Specific Plan.	
		MM 5.1-3:	The Specific Plan shall incorporate a solid distinctive wall which would be used at the perimeter of the Project Site as well as inside the Project Site adjacent to major streets and landscape areas, as depicted in *Figure 2.8* of the Section 31 Specific Plan. Perimeter walls of the residential communities would be 6 feet in height and the Town Center would include a maximum of 3-foot-high perimeter walls. Screening with wood, chain-link, or similar fencing materials is not permitted bordering or within the Project Site.	
Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less than Significant.	No mitigation measures are necessary.		Less than Significant.

Project Impacts	Impact without Mitigation	Mitigation Measures		Impact with Mitigation
		Air Quality		
Conflict with or obstruct implementation of the applicable air quality plan?	Potentially Significant.	**MM 5.2-1:**	The Project shall be developed concurrently over approximately 11 years to minimize peak phased development.	Significant and Unavoidable.
		MM 5.2-2:	All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB). Any emissions-control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 Diesel Particulate Filter (DPF) for a similarly sized engine as defined by CARB regulations.	
		MM 5.2-3:	The contractor shall incorporate the following into development plans and specifications, which shall be implemented to reduce VOC emissions from application architectural coatings: • Contractors shall use high-pressure, low volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent. • Coatings and solvents with a VOC content lower than required under Rule 1113 shall be used. • Construction and building materials that do not require painting shall be used to the extent feasible. • Pre-painted construction materials shall be used to the extent feasible.	
		MM 5.2-4:	Post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 5 minutes). Post transit schedules in conspicuous areas.	

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
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?	Potentially Significant.	Incorporation of **MM 5.2-1** through **5.2-4** above.	Significant and Unavoidable.
Expose sensitive receptors to substantial pollutant concentrations?	Potentially Significant.	Incorporation of **MM 5.15-1** through **5.15-7** below.	Less than Significant.
		Biological Resources	
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 CDFW or USFWS?	Potentially Significant.	**MM 5.3-1:** **Coachella Valley Multiple Species Habitat Conservation Plan.** The CVMSHCP Conservation Fee shall be paid in accordance with the provisions of the Rancho Mirage Municipal Code (Section 3.29.147). **MM 5.3-2:** **Burrowing Owl.** To avoid impacts to burrowing owls during construction, the following actions, which are consistent with the Staff Report on Burrowing Owl Mitigation prepared by the CDFW on March 7, 2012 and approved and accepted by the USFWS, shall be taken: 1. Two pre-construction clearance surveys shall be conducted 14-30 days and 24 hours prior to any ground disturbance or vegetation removal activities planned between February 15 and June 15, the breeding season for burrowing owls, to determine the location of any active burrows on and within 550 yards of an approved Project Site. If no active burrows are found in the survey area, site disturbance may commence providing a biological monitor is on-site. 2. A biological monitor, with the authority to halt or redirect grading, shall be present whenever grading or construction vehicles are present and operating on the Project Site. The function of the monitor is to protect burrowing owls that arrive on or near the Project Site after the clearance survey and during the construction period.	Less than Significant.

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
		3. As specified in Section 4.4 of the CVMSHCP, the applicable avoidance, minimization, and mitigation measures shall be implemented in the event an owl burrow is discovered. If either a nesting or escape burrow is occupied, owls shall be relocated pursuant to accepted Wildlife Agency protocols. **MM 5.3-2:** **Nesting Birds**. To avoid impacts associated with the take, possession, or destruction of birds, their nests or eggs during construction, including loggerhead shrike, Costa's hummingbird, and black-tailed gnatcatcher, breeding surveys shall be conducted simultaneously with burrowing owls surveys, 30 days prior to any construction activities planned between February 1 and August 31, which is the breeding season for these species. If a loggerhead shrike, Costa's hummingbird, and black-tailed gnatcatcher nest is found, a 300-foot buffer shall be established in which construction activities are prohibited until all young have fledged; for MBTA-listed and raptor species, this buffer shall be expanded to 500 feet. A biological monitor shall be present to delineate the boundaries of the buffer area and monitor the active nest to ensure that nesting behavior is not adversely affected by construction activities.	
Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS?	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
		Cultural Resources	
Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	Potentially Significant.	Incorporation of **MM 5.11-1** and **MM 5.15-1** (listed below) and:	Less than Significant.

Project Impacts	Impact without Mitigation		Mitigation Measures	Impact with Mitigation
		MM 5.4-1:	Construction of the Project shall consider local operations of the adjacent Annenberg Estate along Bob Hope Drive by requiring construction best management practices (BMPs) to avoid intrusion of the property, including but not limited to the prohibition of construction traffic access along Bob Hope Drive and the installation of the perimeter wall along Bob Hope Drive prior to the commencement of vertical construction activities.	
Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	Potentially Significant.	**MM 5.4-2:**	Prior to the start of any ground disturbing activities within the Project Site, a qualified archaeologist shall draft an archaeological monitoring plan and determine the timing of when monitoring is no longer necessary. During earth moving disturbances that involve excavation activities, if there is any evidence of Native American resources (significant or otherwise), construction activities will be modified in accordance with the archaeological monitoring plan.	Less than Significant.
		MM 5.4-3:	If prehistoric or historical-period artifacts or features are found during the course of construction and no archaeological or cultural resource monitor is present, work within 300 feet of the discovery shall cease, and a qualified archaeologist shall be brought in to examine the find to determine if it contains any historical or unique archaeological resources that require further mitigation. Additional fieldwork may be required to evaluate the sites for their eligibility for listing in the California Register of Historic Resources. If the archaeologist determines that the resources are unique, the Project Applicant shall cease any disturbance of the soil within 300 feet of the find to allow sufficient time for mitigation by avoidance measures and/or other mitigation options as specified in PRC Section 211083.2.	

Project Impacts	Impact without Mitigation		Mitigation Measures	Impact with Mitigation
Disturb any human remains, including those interred outside of formal cemeteries?	Potentially Significant.	**MM 5.4-4**	If human remains are identified during construction, all construction near the find must cease immediately and the area must be secured. The Riverside County Coroner's office must be contacted immediately, in accordance with the State Health and Safety Code (HSC) Section 7050.5(b). If the determination is made by the coroner that the remains are those of a Native American, HSC, Section 7050.5(c) requires that the coroner contact the NAHC by telephone within 24 hours. The NAHC would select the Most Likely Descendant and coordinate the treatment and final disposition (repatriation) of human remains with that individual, according to the provisions of PRC Section 5097.98, and any other legal requirements.	Less than Significant.
			Energy	
Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation?	Less than Significant.		No mitigation measures are necessary	Less than Significant.
Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Less than Significant.		No mitigation measures are necessary.	Less than Significant.
			Geology and Soils	
Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: 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?	Less than Significant.		No mitigation measures are necessary.	Less than Significant.

Project Impacts	Impact without Mitigation		Mitigation Measures	Impact with Mitigation
Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?	Potentially Significant.	**MM 5.6-1:**	The Project would be designed in accordance with the 2016 California Building Code and City of Rancho Mirage Municipal Code, as applicable, to minimize the potential for damage due to geologic hazards.	Less than Significant.
		MM 5.6-2:	As part of final design development, a detailed geotechnical and soils investigation shall be conducted by a registered engineering geologist for review and approval by the City of Rancho Mirage Building and Safety Division prior to the issuance of grading and building permits.	
		MM 5.6-3	All grading and earthwork recommendations from the Project geotechnical and soils reports, including any updates, must be incorporated into the final Project design, including the final grading, drainage and erosion control plans, or other plans deemed necessary by the City of Rancho Mirage Building and Safety Division, and must ensure they meet the City's Building Code requirements set forth in the City Municipal Code. All grading activities must be supervised by a certified engineering geologist: Final grading, drainage, and erosion control plans must be reviewed and approved by the City of Rancho Mirage Building and Safety Division before the City issues a grading permit.	
Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving Seismic-related ground failure, including liquefaction?	Less than Significant.		No mitigation measures are necessary.	Less than Significant.
Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?	Less than Significant.		No mitigation measures are necessary.	Less than Significant.

Project Impacts	Impact without Mitigation	Mitigation Measures		Impact with Mitigation
Result in substantial soil erosion or the loss of topsoil?	Potentially Significant	**MM 5.6-4:**	In accordance with the NPDES, the Project would develop and implement a Storm Water Pollution Prevention Plan (SWPPP), including Best Management Practices (BMPs), in order to minimize soil erosion impacts.	Less than Significant.
Be located on a geologic unit or soil that is unstable, or that would become unstable as result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	Potentially Significant.	Incorporation of Mitigation Measures **MM 5.6-1** through **MM 5.6-3** above.		Less than Significant.
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less than Significant.	No mitigation measures are necessary.		Less than Significant.
		Greenhouse Gas Emissions		
Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Potentially Significant.	**MM 5.7-1:**	Prior to issuance of each building permit, the applicant shall provide a list to the Planning Department of the green building practices and design elements used in building that reduce GHG emissions. The green building practices and design elements shall be consistent with the current standards in the Voluntary Green Building Program and any other green building standards subsequently adopted by the City of Rancho Mirage (City).	Significant and Unavoidable.

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
		MM 5.7-2: Prior to the issuance of each building permit, the applicant shall provide evidence of its use of energy-efficient designs meeting and/or consistent with the standards in the current Voluntary Green Building Program and any other green building standards adopted by the City. In accordance with the Voluntary Green Building Program, all residential buildings shall, at a minimum, exceed Title 24 (2008) by 15 percent and all non-residential buildings shall, at a minimum, exceed Title 24 (2008) by 15 percent. This measure does not exempt buildings from meeting future energy efficiency obligations that may result from future revisions to the Title 24 standards. Furthermore, the Project shall commit to exceeding future Title 24 standards as close to the 15 percent target for residential and commercial buildings as possible, to the extent that it is feasible to do so based on technological and financial feasibility factors at the time of permit application.	
		MM 5.7-3: Prior to the issuance of each building permit, the applicant shall provide evidence to the Planning Department of its use of energy efficient lighting, heating and cooling systems, appliances, equipment, and control systems, including the installation of ENERGY STAR-certified products, consistent with the standards in the Voluntary Green Building Program and any other energy efficiency standards adopted by the City.	
		MM 5.7-4: Prior to the issuance of each building permit, the applicant shall provide evidence to the appropriate Planning Department of the use of "cool" roofs or "green" roofs, and cool pavements for all roofs and pavements to the extent that such products are commercially available for the implementing Project.	

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
		MM 5.7-5: Prior to the issuance of each building permit, the applicant shall provide evidence to the appropriate Planning Department of the use of automatic covers, efficient pumps and motors, and solar heating for all pools and spas to the extent that such products are commercially available for the implementing Project.	
		MM 5.7-6: Prior to the issuance of each building permit, the applicant shall provide evidence to the appropriate Planning Department of the use of water efficient irrigation systems and devices, such as soil-based irrigation controls and use water-efficient irrigation methods consistent with measures recommended in the Voluntary Green Building Program, and any other green building standards adopted by the City, and the Coachella Valley Water District water efficiency goals. In accordance with the appropriate program, the applicant shall provide evidence that building is consistent with the following Specific Plan-wide water conservation measures and/or does not prevent or conflict with the Specific Plan's ability to meet the following water conservation measures: • 90 percent of all builder-installed plumbing devices in each residential building shall be low-flow and water-efficient. • 90 percent of all builder-installed plumbing devices in each non-residential building shall be low-flow and water-efficient. • Turf shall not exceed 10 percent of the total landscaped area of each lot, with the exception of parks and recreation centers. • 80 percent of public and common landscape areas shall use smart irrigation systems per project. • 80 percent of public and common landscape areas shall use drought-tolerant, native, and/or water-efficient plant materials per project.	

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
		MM 5.7-7: Prior to grading for the Project, the applicant or their contractor shall submit to the Public Works Department for review and approval of a site construction management plan for the reuse and recycle construction and demolition waste (including soil, vegetation, concrete, lumber, metal, and cardboard).	
		MM 5.7-8: Prior to the issuance of each building permit, the applicant shall provide evidence to the Planning Department of reuse and recycling measures in residential, industrial, and commercial projects consistent with measures recommended in the Voluntary Green Building Program or any other green building standards adopted by the City. In accordance with the adopted green building program, the applicant shall provide evidence that the building is consistent with the following Specific Plan-wide recycling and waste reduction measures and/or does not prevent or conflict with the Specific Plan's ability to meet the following recycling and waste reduction measures: • Provide recycling containers within all single– and multifamily residential communities and all commercial and office buildings.	
		MM 5.7-9: Prior to the issuance of each building permit, the applicant shall provide evidence to the Planning Department the use of employment-based trip and vehicle miles traveled (VMT) policies that encourage the use of alternative transportation. Comprehensive employment-based trip and VMT reduction policy measures shall be in compliance with City mass transit programs and include but are not limited to the measures listed below: • Seek approval from the appropriate Planning Department(s) to waive minimum parking requirements and reduce parking from the minimum standards by as much as 20 percent for projects within a quarter mile of a transit station. • Use shared and/or centralized parking facilities consistent with a "park once" approach.	

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
		• Require that employers provide information on public transportation options to employees. • Require that large employers (250 or more employees at a single work-site location) and encourage small employers (less than 250 employees at a single work-site location) to provide bicycle parking facilities, employee break rooms with refrigerators and microwaves, and automated teller machines (ATMs). • Require that large employers (250 or more employees at a single work-site location) provide a transportation demand management program, such as vanpools/carpools, ride-sharing/ride-matching, and/or "guaranteed ride home" services that allow employees who use public transit to get a free ride home if they need to stay at work late. • Consistent with City standards, require that the requisite number of electric vehicle (EV) charging stations be provided based on the total number of parking spaces required for a given use, including one EV charging station for 1–50 parking spaces, two for 51-200 parking spaces, and four for 201 parking spaces and over.	
Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
		Hazards and Hazardous Materials	
Result in a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Potentially Significant.	Incorporation of **MM 5.15-1** (listed below) and:	Less than Significant.

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
		MM 5.8-1: The Project Applicant shall submit an operations manual to the Riverside County Department of Environmental Health for review and approval to ensure safety of the Grand Oasis lagoon. Components and procedures for the handling of the Grand Oasis lagoon shall include management of surface drainage away from the Grand Oasis lagoon, provision of the required number of trained lifeguards, installation of emergency communication equipment, maintenance of water quality and clarity, and management of bathing capacity. **MM 5.8-2:** The use of motorized watercraft, including, but not limited to, boats and jet skis, shall be prohibited on the Grand Oasis lagoon. The use of motorized watercraft shall only be permitted by staff for maintenance, security, and public safety purposes.	
Result in 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?	Potentially Significant.	Incorporation of Mitigation Measure **MM 5.8-1** above.	Less than Significant.
Result in the emission of hazardous materials or handle hazardous or acutely hazardous materials, substances, or waste within one mile of an existing or proposed school?	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
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?	Less than Significant.	No mitigation measures are necessary.	Less than Significant.

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
Be 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 or excessive noise for people residing or working in the project area?	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
Result in an impaired implementation of or physically interference with an adopted emergency response plan or emergency evacuation plan?	Potentially Significant.	Incorporation of Mitigation Measure **MM 5.8-1** (above) and Mitigation Measure **MM 5.15-1** (below).	Less than Significant.
Result in the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
		Hydrology and Water Quality	
Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Potentially Significant.	**MM 5.9-1:** The Project Applicant shall pay groundwater replenishment fees to CVWD to offset the Grand Oasis lagoon private well water usage.	Less than Significant.
Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?	Less than Significant.	No mitigation measures are necessary.	Less than Significant.

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious surfaces, in a manner which would 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?	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Potentially Significant.	Incorporation of Mitigation Measures **MM 5.6-1** through **5.6-4,** Mitigation Measure **MM 5.8-1** above, and: **MM 5.9-2:** The Project's 34-acre Grand Oasis lagoon shall be designed with sufficient freeboard to avoid and minimize risk from a seiche condition that may result from seismic activity.	Less than Significant.

Project Impacts	Impact without Mitigation		Mitigation Measures	Impact with Mitigation
Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Potentially Significant.		Incorporation of Mitigation Measure **MM 5.9-1** above.	Less than Significant.
			Land Use and Planning	
Physically divide an established community?	Less than Significant.		No mitigation measures are necessary.	Less than Significant.
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?	Less than Significant.		No mitigation measures are necessary.	Less than Significant.
			Noise	
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?	Potentially Significant.	**MM 5.11-1:**	The Project Applicant shall require that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels below the City's established thresholds: • Ensure that construction equipment is properly equipped with optimal muffler systems according to industry standards and in good working condition. • Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible. • Limit the number of noise-generating heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) to two (2) pieces of equipment operating simultaneously within 150 of off-site noise sensitive receptors surrounding the site. • Stationary construction equipment, such as pumps, generators, or compressors, must be placed as far from noise	Less than Significant.

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
		sensitive uses as feasible during all phases of project construction. • Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers, such as solid walls and berms, or noise blankets around stationary construction noise sources. • Use electric air compressors and similar power tools rather than diesel equipment, where feasible. • Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, must be turned off when not in use for more than 30 minutes. • Construction hours, allowable workdays, and the phone number of the job superintendent must be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent must investigate, take appropriate corrective action, and report the action taken to the reporting party. Contract specifications must be included in the proposed Project construction documents, which must be reviewed by the City prior to issuance of grading permits.	
		MM 5.11-2: Sound attenuation measures shall be incorporated into the design of individual projects to minimize noise from parking lots. These measures could include, but are not limited to, a noise barrier of sufficient size to break the line of sight, an open-space buffer, a setback, or a combination of methods shall be developed along locations between parking lot noise and exterior usable areas within on-site and adjacent residential uses where these uses interface. Acoustical analysis shall be performed to demonstrate that the parking lot does not result in noise levels on sensitive uses within the City that exceed the City Municipal Code L50 standard of 60 dB(A) between 7:00 AM and 6:00 PM, 55 dB(A) between 6:00 PM and 10:00 PM, and 50 dB(A) between 10:00 PM and 7:00 AM.	

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
		These components shall be incorporated into the plans submitted by the applicant to the City, prior to the issuance of building permits.	
		MM 5.11-3: Sound attenuation measures must be incorporated into the design of individual projects to minimize noise from loading docks so that noise levels stay remain below the City's established thresholds. These measures may include, but are not limited to, designing loading docks to have either a depressed (i.e., below grade) loading area, an internal bay, or a wall to break the line of sight between on-site and adjacent residential land uses and loading operations. Acoustical analysis shall be performed to demonstrate that the loading dock does not result in noise levels on sensitive uses within the City that exceed the City's L50 standard of 60 dB(A) between 7:00 AM and 6:00 PM, 55 dB(A) between 6:00 PM and 10:00 PM, and 50 dB(A) between 10:00 PM and 7:00 AM. These components must be incorporated into the plans submitted by the applicant to the City for review and approval, prior to issuance of building permits.	
Generation of excessive groundborne vibration or groundborne noise levels?	Potentially Significant	Incorporation of Mitigation Measure **MM 5.11-1** above.	Less than Significant.
		Population and Housing	
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)?	Less than Significant.	No mitigation measures are necessary.	Less than Significant.

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
Public Services			
Fire Protection and Emergency Medical Services			
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services?	Potentially Significant.	**MM 5.13.1-2:** Prior to final building inspection for each individual project, applicants shall provide final fire-flow plans to the RCFD ensuring that all water mains and fire hydrants providing required fire-flows would be constructed in accordance with the appropriate development schedule sections of the City Fire Code. Each fire-flow plan that is submitted would be reviewed and approved by the City and/or RCFD prior to final building inspection. **MM 5.13.1-3:** Prior to the issuance of building permits, individual project proponents shall pay development impact fees for fire protection facilities to the City. The Project Site shall be annexed into the City's Community Facility District (CFD) to help fund emergency services.	Less than Significant.
Law Enforcement			
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 law enforcement facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for law enforcement services?	Potentially Significant.	**MM 5.13.2-1:** Prior to the issuance of building permits, individual Project proponents shall pay the City's tax on new construction, to offset the cost of additional law enforcement services for the Project. The Project Site shall be annexed into the City's Community Facility District (CFD) to help fund emergency services.	Less than Significant.

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
		School Services	
Result in substantial adverse physical impacts associated with the provisions of new or physically altered school facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain performance objectives for school services?	Potentially Significant.	**MM 5.13.3-1:** Prior to the issuance of building permits, individual project proponents shall pay applicable development fees to PSUSD.	Less than Significant.
		Library Services	
Would the project result in capacity or service level problems, or result in substantial adverse physical impact associated with the provision of new or physically altered library facilities in order to maintain acceptable service ratios, or other performance objectives for library services?	Potentially Significant	**MM 5.13.4-1:** Prior to the issuance of building permits, individual project proponents shall pay applicable development impact fees to the City.	Less than Significant.
		Recreation	
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?	Potentially Significant.	**MM 5.14-1:** Prior to the issuance of building permits, individual project proponents shall pay applicable in-lieu parkland fees, or equivalent, to ensure adequate funding for parks and recreation improvements, as specified in the Development Agreement.	Less than Significant.
Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less than Significant.	No mitigation measures are necessary.	Less than Significant.

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
Traffic and Transportation			
Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	Potentially Significant.	**MM 5.15-1:** Prior to obtaining a grading permit, the applicant shall prepare and submit to Caltrans, the County of Riverside, the City of Rancho Mirage, the City of Palm Desert, and Cathedral City for review and approval detailed construction traffic management plans, including street closure information, detour plans, haul routes, and staging plans as necessary for any off-site work that would encroach on public right-of-way. The construction traffic management plans shall include the following elements, as appropriate: • Provisions for temporary traffic control during all construction activities adjacent to public right-of-way to improve traffic flow on public roadways (e.g., flag person); • Construction-related vehicles shall not park on surrounding public streets; • Provision of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers; • Schedule construction-related deliveries to reduce travel during peak travel periods; • Obtain the required permits for truck haul routes from the County of Riverside, the City of Rancho Mirage, the City of Palm Desert, and Cathedral City prior to the issuance of any permit for the project; and • Obtain a Caltrans transportation permit for use of oversized transport vehicles on Caltrans facilities.	Less than Significant.

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
		• Outline adequate measures to ensure emergency vehicle access during all aspects of the project's construction, including, but not limited to, the use of flagmen during partial closures to streets surrounding the Project Site to facilitate the traffic flow until construction is complete. • Include the implementation of security measures during construction in areas that are accessible to the general public to help reduce any increased demand on law enforcement services, including fencing construction areas, providing security lighting, and providing security personnel to patrol construction sites.	
		MM 5.15-2: Monterey Avenue and Varner Road [Intersection 6–Riverside County] Adjust and optimize the coordinated maximum splits for the AM and PM signal timing plan for the expected traffic volume demand.	
		MM 5.15-3: Cook Street and I-10 Westbound Ramps [Intersection 18] Adjust and optimize the coordinated maximum splits for the AM signal timing plan for the expected traffic volume demand.	
		MM 5.15-4: Bob Hope Drive and Ramon Road [Intersection 4 – Riverside County] The following physical improvements are needed in order for this intersection to operate acceptably in 2040 with the addition of Project traffic: • Add eastbound through lane • Add right-turn overlap phasing in the eastbound direction • Add right-turn overlap phasing in the northbound direction	
		MM 5.15-5: Country Club Drive and Bob Hope Drive [Intersection 27 – City of Rancho Mirage]	

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
		The following physical improvements are needed in order for this intersection to operate acceptably in 2040 with the addition of Project traffic: • Add southbound dedicated right-turn lane • Add right-turn overlap phasing in the westbound direction In order to accommodate the additional right-turn lane in the southbound direction, the raised medians on the north and south legs would require modification and realignment. The southbound approach would need to be restriped to the modifications listed above. The improvements can fit within the existing right-of-way.	
		MM 5.15-6: Portola Avenue and Country Club Drive [Intersection 29 – Palm Desert] The following physical improvements are needed in order for this intersection to operate acceptably in 2040 with the addition of Project traffic: • Modify eastbound right-turn lane to a shared through-right-turn lane • Modify northbound approach from one left-turn lane, two through lanes, and one right-turn lane to two left-turn lane, one through lane, and one shared through-right-turn lane In order to accommodate the additional through lane in the eastbound direction at Portola Avenue and Country Club Drive, the raised median on the west leg would require modification. The eastbound, westbound, and northbound approaches would need to be restriped to the modifications listed above. The improvements can fit within the existing right-of-way.	
		MM 5.15-7: Monterey Avenue and Fred Waring Drive [Intersection 31 – Palm Desert]	

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
		The following physical improvements are needed in order for this intersection to operate acceptably in 2040 with the addition of Project traffic: • Convert northbound shared through-right-turn lane to a right-turn lane, add right-turn overlap phasing • Add right-turn overlap phasing in the westbound direction The northbound approach would need to be restriped to the modifications listed above. The AM peak hour operates at an acceptable LOS with this restriping. These improvements can fit within the existing right-of-way.	
Utilities and Service Systems			
Water Service and Supply			
Require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects?	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	Potentially Significant.	**MM 5.16.1-1:** Application of Low Impact Design (LID) standards shall be applied to all interior and exterior plumbing features, including low-flow toilets, low-gpm plumbing fixtures, and tankless water heaters. **MM 5.16.1-2:** Utilization of xeriscape planting principles and use of native and/or drought-tolerant plant materials that require little or no irrigation. Plants with similar water requirements shall be grouped together, a technique known as hydro zoning. Distinctive water features are to be designed to minimize water consumption and evaporation. **MM 5.16.1-3:** Automated, high-efficiency irrigation systems (such as bubbler irrigation and low-angle, low-flow spray heads) shall be installed to reduce water demand and use. Moisture sensors and other similar irrigation technology shall be utilized to ensure that landscaping is watered only as needed.	Less than Significant.

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
		MM 5.16.1-4: Compliance with CVWD Ordinance No. 1302.4, as codified in Title 3, Water, Chapter 3.15 Landscape and Irrigation System Design Criteria of the CVWD District Code. **MM 5.16.1-5:** The Project shall not exceed CVWD's 2017 Maximum Applied Water Allowance (MAWA).	
		Wastewater Collection and Treatment	
Would the project require or result in the relocation or construction of new or expanded wastewater treatment, or storm water drainage facilities, the construction or relocation of which could cause significant environmental effects?	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that is has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
		Dry Utilities (Electricity, Natural Gas, and Telecommunications)	
Require or result in the relocation or construction of new or expanded power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
		Solid Waste	
Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the	Potentially Significant.	**MM 5.16.4-1:** Prior to implementing individual Project approval, a Waste Recycling Plan (WRP) shall be submitted and approved by the City of Rancho Mirage Planning Division and provided to the City's Building and Safety Division prior to the issuance of building	Less than Significant.

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
attainment of solid waste reduction goals?		permits. At a minimum the WRP shall identify the materials (e.g., concrete, asphalt, wood, etc.) that would be generated by construction and development, the project amounts, measures/methods that would be implemented to recycle, reuse, and/or reduce the amount of materials, the facilities and haulers that would be utilized, and the targeted recycling or reduction rates to be achieved, consistent with the Rancho Mirage Municipal Code and all other applicable legal requirements.	
		MM 5.16.4-2: Each individual project proponent shall recycle, reuse, and/or reduce, to the maximum extent feasible, the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by development of the Project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The Project shall complete a Construction and Demolition Waste form as evidence to ensure compliance. The reporting form must be approved by the City's Planning Division and submitted to the City's Building and Safety Division prior to the issuance of certificate of occupancy/final inspection.	
		MM 5.16.4-3: All commercial and residential refuse generated from the Project shall be delivered to regional transfer stations throughout the life of the Project; any residual waste that these transfer stations could not accept shall be disposed of at the Lamb Canyon Landfill or El Sobrante Landfill or other locations as determined by the Riverside County Waste Management Department.	
		MM 5.16.4-4: The Homeowners Association(s) and Commercial Management Service Provider(s) associated with the proposed development shall implement green waste recycling through their yard maintenance or waste hauling contracts throughout the life of the Project. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching-type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such	

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
		services are not available through the yard maintenance or waste haulers in the area, the organizations shall provide individual homeowners and commercial businesses with information about ways to recycle green waste individually and collectively. Homeowners shall be notified of such in the covenants, conditions, and restrictions (CC&Rs). **MM 5.16.4-5:** Prior to issuance of building permits for any multiunit residential or commercial facility, individual Project proponents shall obtain clearance from the applicable Waste Management Department to verify compliance with local jurisdiction requirements, including providing adequate areas for collecting and loading recyclable materials. **MM 5.16.4-6:** Prior to future Project approvals, individual Project proponents shall submit for review and approval, to the City's Planning Division, landscape plans that implement the use of xeriscape landscaping and the use of drought tolerant low maintenance vegetation in all landscaped areas of the Project.	
Would the project comply with federal, State, and local management and reduction statues and regulations related to solid waste?	Potentially Significant.	Incorporation of Mitigation Measures **MM 5.16.4-1** through **5.16.4-6** above.	Less than Significant.