



CITY OF RANCHO MIRAGE

69-825 Highway 111
Rancho Mirage, California 92270
Phone: (760) 328-2266

ENVIRONMENTAL INITIAL STUDY

Project Title: Porcupine Creek Retreat Specific Plan

City Project No: SP200002, EIR200002, GPZMA200002, DA200001

Lead Agency Name and Address: City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, California 92270
Phone: (760) 328-2266

Applicant: Porcupine Properties, LLC
101 Ygnacio Valley Road, Suite 320
Walnut Creek, CA 94596

Representative: MSA Consulting, Inc.
Attn: Paul DePalatis, AICP
34200 Bob Hope Drive
Rancho Mirage, CA 92270

**Contact Person:
And Phone Number:** Majna Dukic, Planning Manager
Phone: (760) 328-2266 ex. 210

Project Location: 0.5 miles west of Highway 111;
Assessor's Parcel Numbers 684-270-033, -036, -043 & -044.

General Plan Designation: Very Low Density Residential – 2 du/ac Maximum (R-L-2), Private Open Space (OS-PV), Floodways and Drainage Channels (OS-W) and Mountain Reserve (MR)

Zoning Designation: Very Low Density Residential – 2 du/ac Maximum (R-L-2), Private Open Space (OS-PV), Floodways and Drainage Channels (OS-W) and Mountain Reserve (MR)



PROJECT DESCRIPTION

The Porcupine Creek Retreat Specific Plan project (“project”) is proposing to develop a retreat within the boundaries of the 191-acre Porcupine Creek private estate, in the City of Rancho Mirage. The project proposes to reposition Porcupine Creek as an exclusive destination with a total of up to 50 studio, single-bedroom, and multi-bedroom units (“keys”). Proposed upgrades would incorporate a modified main house, a new restaurant, dining deck, upgraded spa complex, additional retreat related facilities, and a rerouted 18-hole golf course. The rerouting of the 18-hole golf course intends to remain on the existing fairways with some minor adjustments, all located within estate grounds and bounded by the existing roadways and cart paths. These additions could expand the total building area on the estate from approximately 66,500 square feet to approximately 250,000 square feet. The retreat will provide an all-inclusive experience that encourages guests to remain on property during their visit. Consistent with existing practices, the proposed, upgraded dining, golf, and spa facilities will be available to guests only.”.

Project Location

Porcupine Creek is a private estate situated at the base of the Santa Rosa Mountains in the City of Rancho Mirage, California. The site is located 0.50 miles southwest of Highway 111, and west of the Magnesia Falls Cove neighborhood. Rancho Mirage Elementary School is located adjacent to the property’s northern corner, and the Santa Rosa Mountains are located west and south of the project boundaries.

Surrounding Land Use and Setting

North – West Magnesia Storm Channel (Floodways and Drainage Channels - OS/W) and Mountain Reserve (MR)

South – East Magnesia Storm Channel (OS/W) and Mountain Reserve Hillside (MR)

East – Rancho Mirage Elementary School (Public/Quasi Public - P), and Magnesia Falls Cove Neighborhood (Medium Density Residential - R-M)

West – Mountain Reserve (MR)

Existing Conditions

The Porcupine Creek Estate includes a main residence and adjacent casitas totaling approximately 25,000 square feet, approximately 17,000 square feet of guest villas, and approximately 24,500 square feet of temporary, accessory and shade structures. Currently, the total building area on the estate is approximately 66,500 square feet. In addition, the owner intends to add two additional villas and a fitness pavilion to the private estate in the next several months, as permitted under the existing entitlements, and these improvements, with related utility improvements, will add approximately 15,000 square feet of additional improvements.¹ The estate grounds also accommodate various private recreational amenities including a 18-hole golf course with a clubhouse building, and a tennis pavilion overlooking three tennis courts. In proximity to the main residence is an elaborate pool and spa area with private spa treatment rooms, a fitness center, and poolside bar. Primary access for guests is located via a manned gatehouse at the Dunes View entry gate. Staff and delivery access is located at Mirage Road which is also gated and manned.

Project History

The Porcupine Creek property was initially entitled and constructed in 1997 as a single-family compound with various amenities. Since 2011, the property has been remodeled and upgraded to its existing state. The current owner has added approximately 18,000 square feet to the site’s total building footprint through the addition of spa treatment rooms, a tennis pavilion, a fitness center, a gate house, and new villas. Additionally, the landscaping and

¹ While these improvements are being constructed for use as part of the existing private estate, with independent utility from the proposed retreat project, they are not considered part of the existing baseline conditions for environmental review purposes because they have not been constructed as of the date of this NOP/IS.



irrigation at the property has also been rehabilitated and remodeled. Porcupine Creek ownership encompasses 230-acres, but only 191-acres of that is proposed for inclusion in the Porcupine Creek Retreat Specific Plan.

Project Objectives

The Porcupine Creek Retreat Specific Plan project evaluated various design features of the project including engineering feasibility, water efficiency, General Plan goals, and compatibility with surrounding land uses during the planning process. In order to ensure the functional integrity, economic viability, environmental sensitivity, and positive aesthetic contribution of the Specific Plan, the following project objectives were established:

- Provide a comprehensive land use plan that establishes development standards, land use regulations, and programs to guide the orderly transition/development of the property.
- Promote quality development consistent with the goals and policies of the Rancho Mirage General Plan.
- Repurpose Porcupine Creek as an exclusive destination retreat.
- Rezone the property to permit a retreat capable of generating Transit Occupancy Tax (TOT) and sales tax revenues for the City of Rancho Mirage.
- Maintain flexibility to respond to market conditions and evolving design needs.
- Ensure the high standards outlined in the development plan are maintained by adoption of a Development Agreement.

Project Entitlements

Approval of the following entitlements will implement this project:

- Specific Plan (SP) – to provide a comprehensive development concept for the implementation of the Retreat.
- Development Agreement (DA) – to establish special terms beneficial and mutually agreeable to both the City and the applicant to facilitate project development.
- General Plan Zoning Map Amendment (GPZMA) – to place the Retreat into conformity with the City’s General Plan and Zoning Map by amending the General Plan land use designation and zoning from the existing land uses to “Specific Plan” with an underlying zoning designation of Resort Hotel (Rs-H). The proposed land uses are discussed in greater detail in the following section, “Project Land Uses”.
- Preliminary Development Plan (PDP) – to demonstrate the design guidelines required by the Specific Plan and to ensure quality architecture, landscape, and site design that complements existing estate improvements. The Preliminary Development Plan (PDP) application will follow the proposed entitlements.
- Lot Line Adjustment (LLA) – To adjust existing parcel lines to create a single legal parcel for the Specific Plan property and separate legal parcels for the CVMSHCP Conservation/Measure V Mountainous Lands located outside the Specific Plan and excluded from the project entitlements specified above.

A Draft Environmental Impact Report (DEIR) will also be prepared in congruence with the entitlements listed above. The DEIR will provide an in-depth analysis of the Porcupine Creek Retreat Specific Plan project’s potential environmental impacts, which are highlighted in this Initial Study, as well as identify mitigation measures to avoid or minimize any such impacts to the maximum extent feasible.

Project Land Uses

The land use designations currently in effect for the Porcupine Creek Retreat Specific Plan property consist of Very Low Density Residential (R-L-2), Private Open Space (OS/PV), and Floodways and Drainage Channels (OS/W),



and Mountain Reserve, as established by the City of Rancho Mirage. The City's General Plan and Zoning Map diagrammatically shows Low Density Residential in the areas where the buildings currently exist, and Private Open Space for the golf course portions of the property. These improvements are currently used as a private estate compound. The Floodways and Drainage Channels designation covers existing stormwater channels along the western property boundary (West Magnesia Storm Channel), and though the southern portion of the property (East Magnesia Storm Channel). Areas designated Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP) Conservation Area/Measure V Mountainous Lands lie outside of and are excluded from the Specific Plan.

The project will submit a General Plan Zoning Map Amendment (GPZMA) as part of the entitlement process. The GPZMA will amend the existing land use designations to "Specific Plan" with an underlaying zoning designation of "Resort Hotel". The Porcupine Creek Retreat Specific Plan proposes two basic land uses within the SP area, including Retreat and Flood Control Channel. These proposed land uses are described as follows:

Retreat – The Retreat use covers the existing estate compound as well as necessary enhancements for buildout of the Retreat. The footprint of this area is currently fully developed with manmade improvements such as buildings, driveways, parking areas, golf course fairways, recreational facilities, pools, pathways, utilities, as well as other supporting site, building, and landscape improvements. Retreat enhancements will be designed and integrated in a manner compatible with the existing estate compound and within the existing development footprint

Flood Control Channel – This area contains facilities associated with CVWD flood control channels including a concrete flood channel, fencing, access road, and storage/maintenance buildings. The flood channel and maintenance road serve as a physical barrier between the Retreat and the natural desert/hillside areas to the northwest. A second flood conveyance area lies within the golf course and directs flows from the hillside through the property and outlets into the East Magnesia Flood Channel. The site, which is currently developed, is protected by these improvements, which were designed and constructed through prior approvals. See the Hydrology and Water Quality Section for further discussion.

Circulation

The existing primary vehicular access for the property owner and guests occurs at the gated entry point, at Dunes View Road. This entry is enhanced with decorative concrete pavers, entry gates, a guard house, and landscaped areas. Secondary access is located at a gated entrance at the northern corner of the site at Mirage Road. This access point is primarily for staff and deliveries. A third access point, at Magnesia Falls Drive currently provides maintenance, construction, special purpose, and emergency service access to the site. An existing network of private driveways constructed in accordance with City engineering and fire access standards serves the various buildings on site. These roads, because they carry very low traffic volumes, also accommodate safe pedestrian and golf cart movement within the project.

The vehicular circulation system consists of an interior network of existing private driveways and golf cart paths with a central spine road leading from the primary entry on Dunes View Road to the Estate's primary residence. This private circulation system is proposed to have minor adjustments, extensions and paving as needed to accommodate new construction and onsite expansions within the existing development footprint.

Utilities

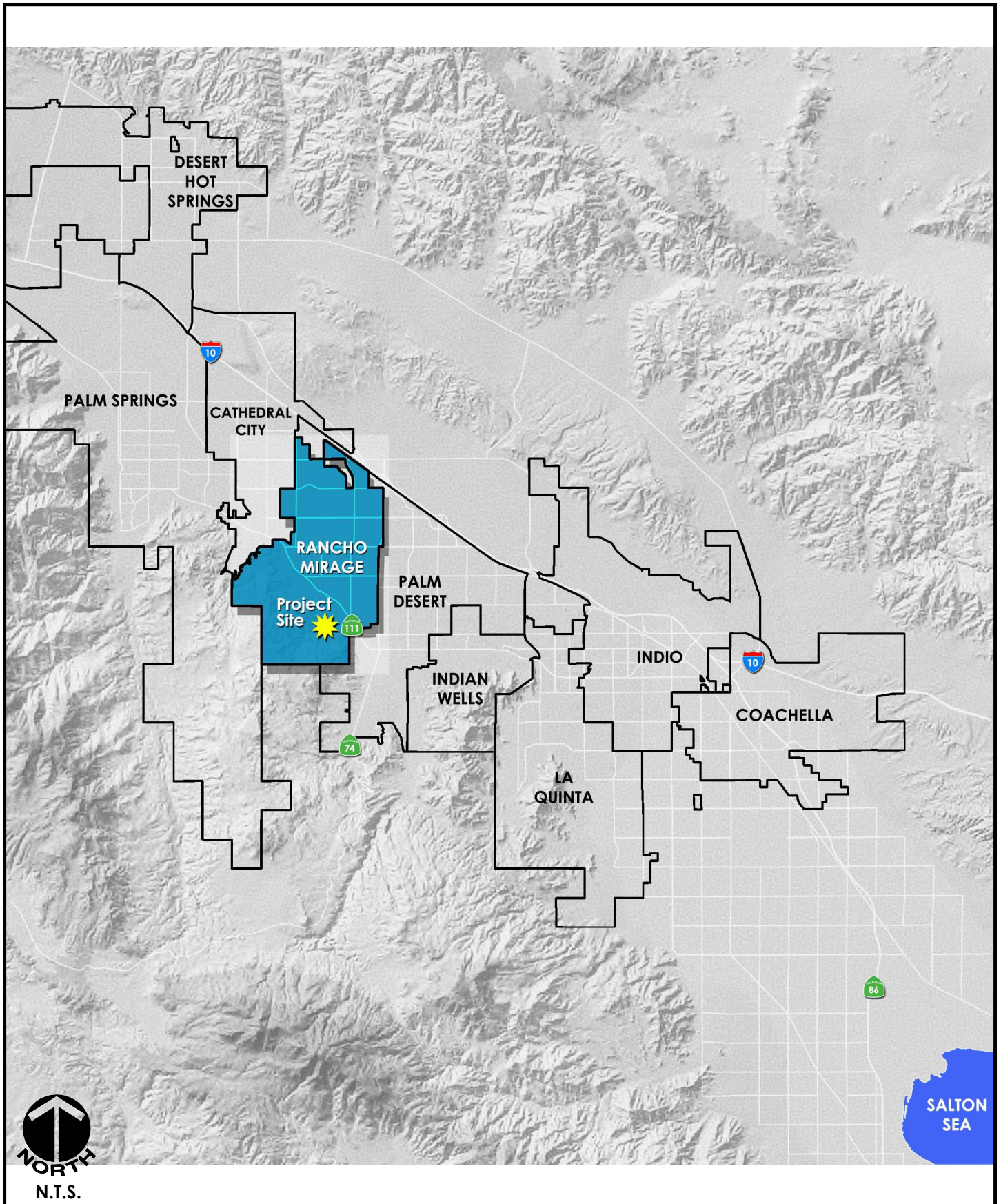
Domestic water and sanitary sewer service are provided to the project site by the Coachella Valley Water District (CVWD). Existing infrastructure includes a network of private water and sewer lines which ultimately connect to public CVWD facilities.

Domestic Water – The Porcupine Creek Retreat Specific Plan project proposes to augment the existing private network of water lines within the project boundary to accommodate new construction. The existing connection to



the CVWD public water system on Dunes View Road will remain in place. Golf and open space areas are currently irrigated using groundwater from an off-site private well.

Sanitary Sewer – The project proposes to augment the private network of sewer lines to accommodate new construction. This upgraded interior system will continue to use the existing sewer connection on Dunes View Road in addition to constructing two additional sewer connections to the public sewer system.



MSA CONSULTING, INC.
 > PLANNING > CIVIL ENGINEERING > LAND SURVEYING
 34200 Bob Hope Drive, Rancho Mirage, CA 92270
 760.320.9811 msaconsultinginc.com

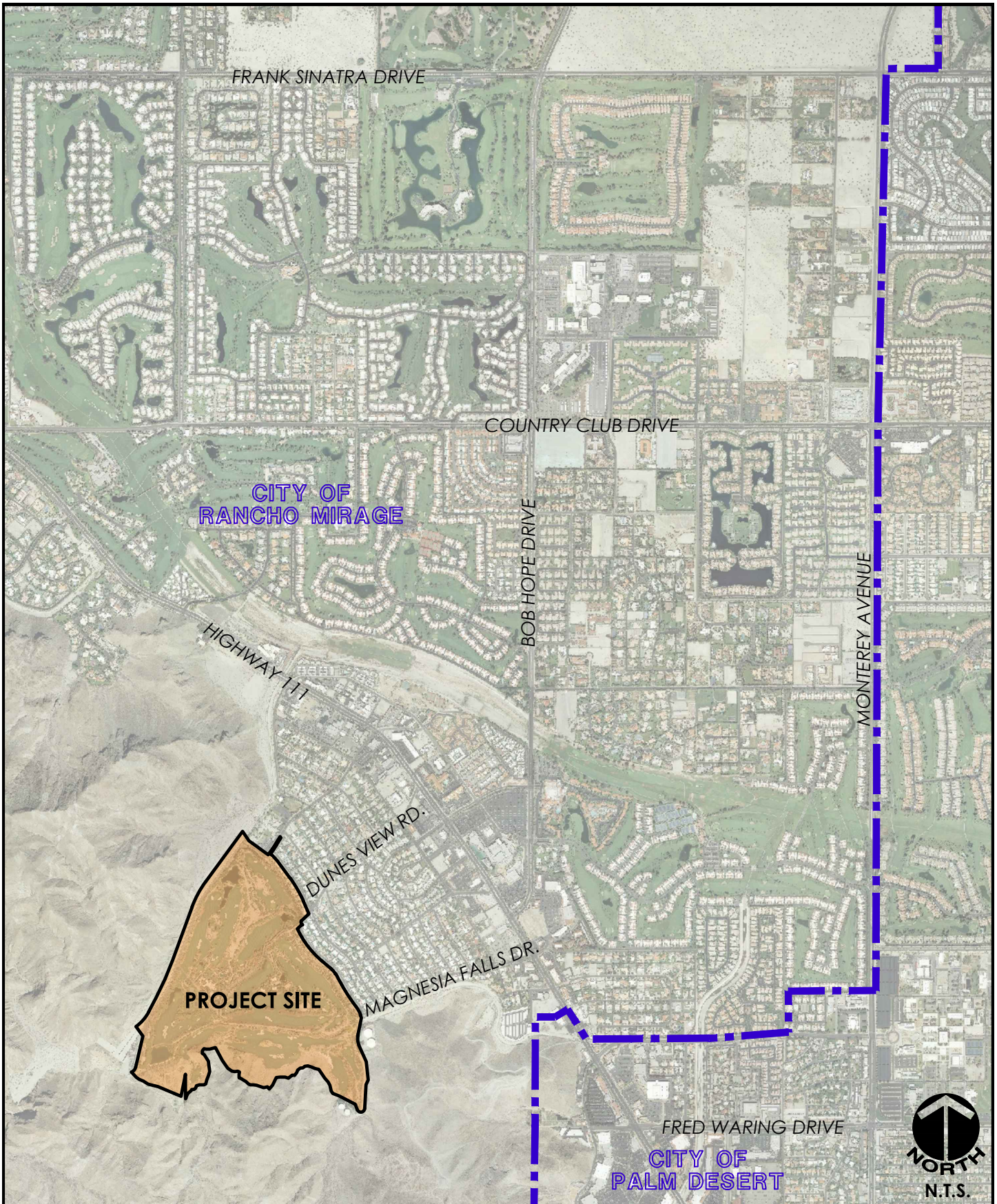


REGIONAL LOCATION MAP

PORCUPINE CREEK RETREAT
 INITIAL STUDY

EXHIBIT

1



MSA CONSULTING, INC.
 > PLANNING > CIVIL ENGINEERING > LAND SURVEYING
 34200 Bob Hope Drive, Rancho Mirage, CA 92270
 760.320.9811 msaconsultinginc.com



PROJECT LOCATION MAP

PORCUPINE CREEK RETREAT
 INITIAL STUDY

EXHIBIT

2



Note: Highlighted areas depict proposed expansions.

MSA CONSULTING, INC.
 > PLANNING > CIVIL ENGINEERING > LAND SURVEYING
 34200 Bob Hope Drive, Rancho Mirage, CA 92270
 760.320.9811 msaconsultinginc.com



CONCEPTUAL SITE PLAN

PORCUPINE CREEK RETREAT
 INITIAL STUDY

EXHIBIT

3

Legend:

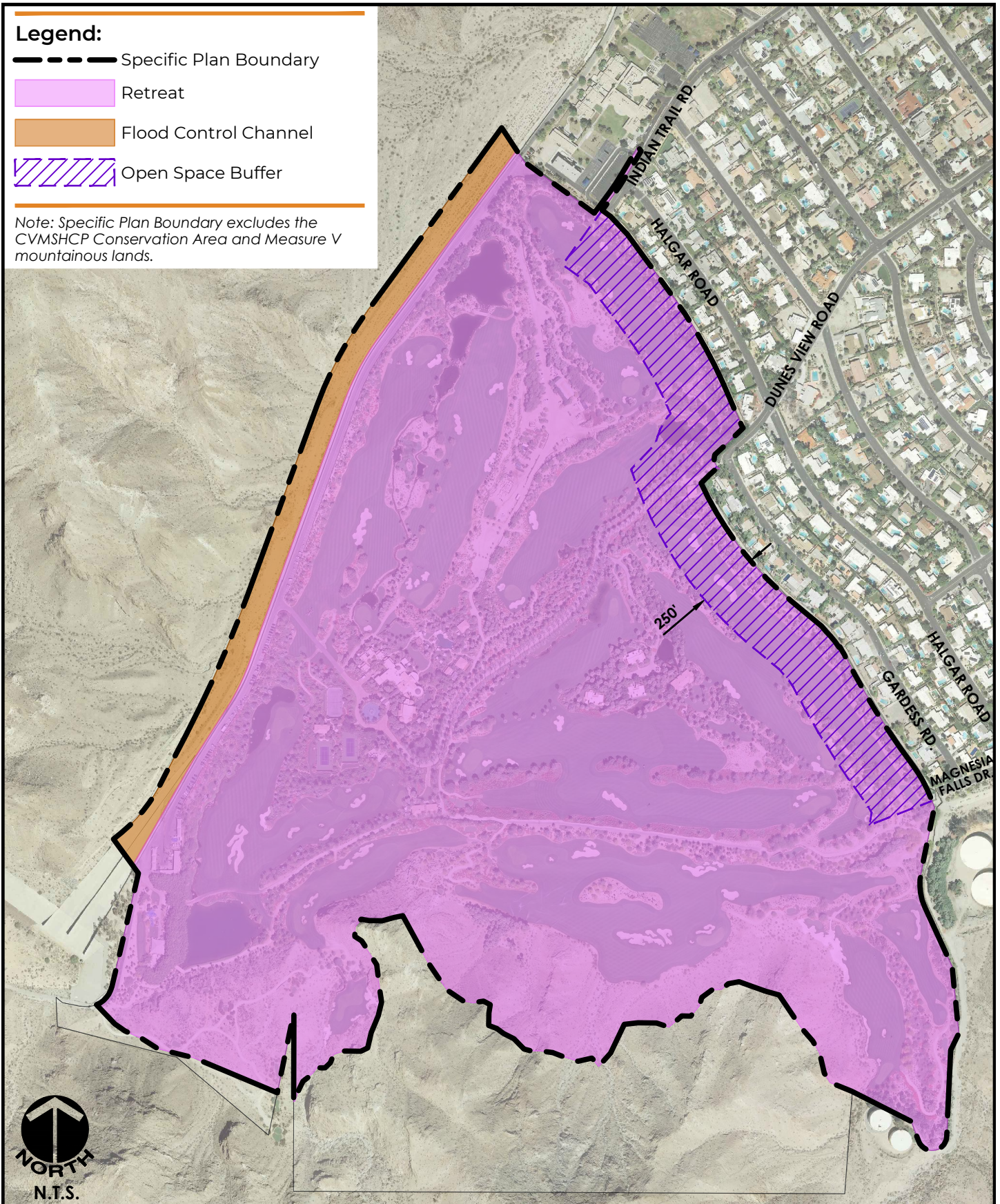
--- Specific Plan Boundary

Retreat

Flood Control Channel

Open Space Buffer

Note: Specific Plan Boundary excludes the CVMShCP Conservation Area and Measure V mountainous lands.



MSA CONSULTING, INC.
 > PLANNING > CIVIL ENGINEERING > LAND SURVEYING
 34200 Bob Hope Drive, Rancho Mirage, CA 92270
 760.320.9811 msaconsultinginc.com



CONCEPTUAL LAND USE PLAN

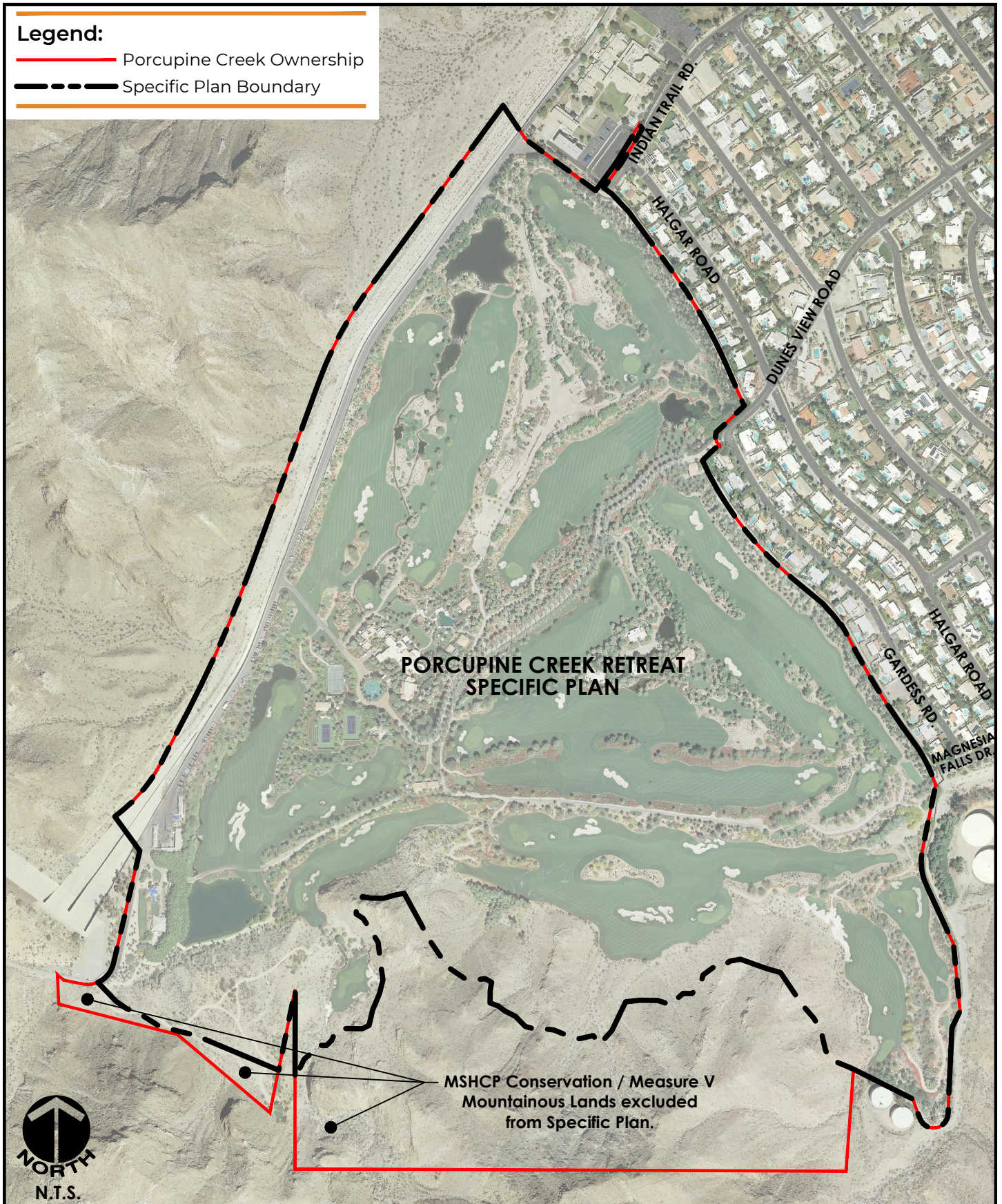
PORCUPINE CREEK RETREAT
 INITIAL STUDY

EXHIBIT

4

Legend:

- Porcupine Creek Ownership
- - - Specific Plan Boundary



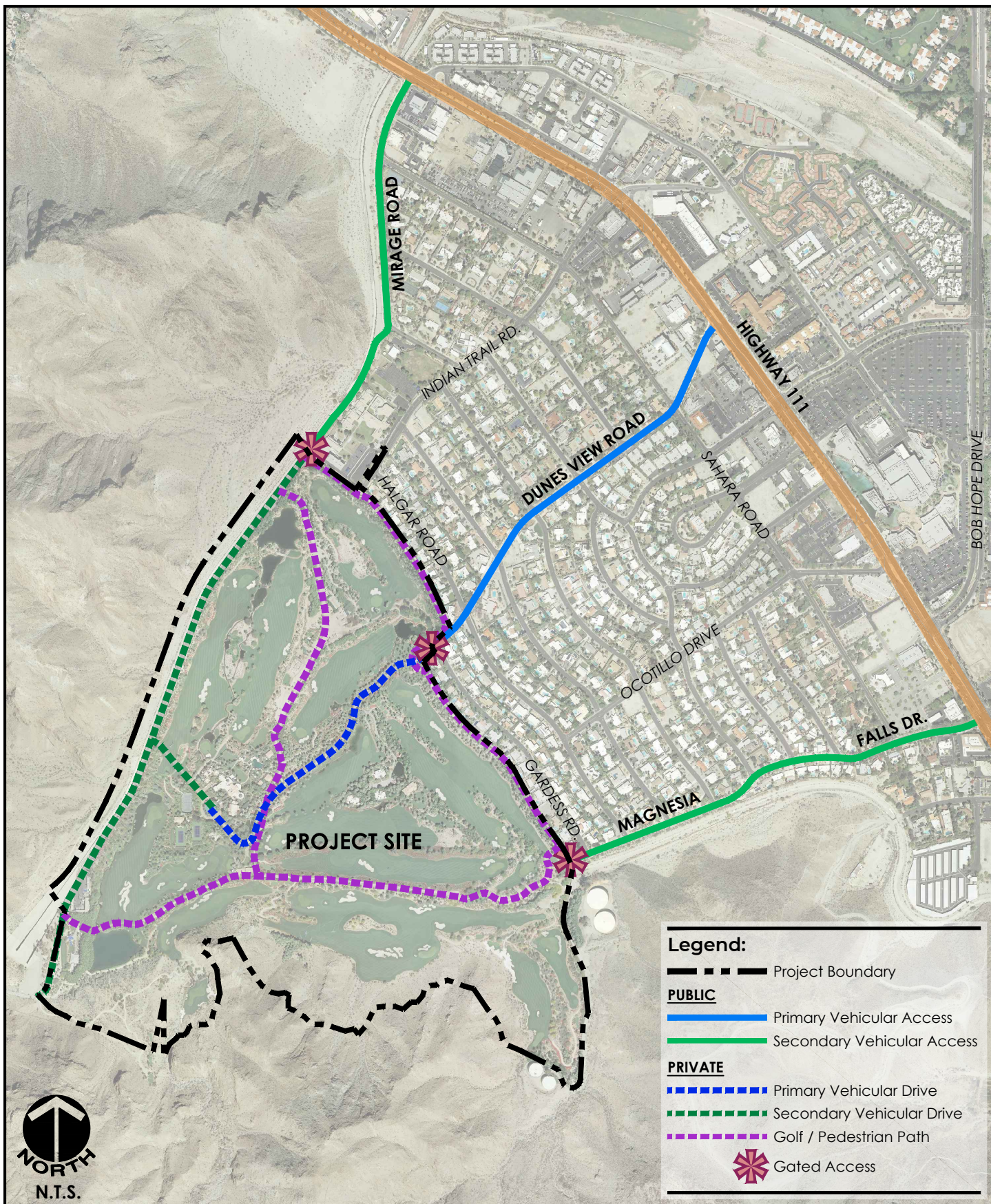
MSA CONSULTING, INC.
 > PLANNING > CIVIL ENGINEERING > LAND SURVEYING
 34200 Bob Hope Drive, Rancho Mirage, CA 92270
 760.320.9811 msaconsultinginc.com



OWNERSHIP EXHIBIT
PORCUPINE CREEK RETREAT
 INITIAL STUDY

EXHIBIT

5





EVALUATION OF ENVIRONMENTAL IMPACTS:

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:


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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 Signature: City of Rancho Mirage	7/27/2020 Date:
--	--------------------



Environmental Checklist and Discussion:

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

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

- a) **Potentially Significant Impact.** The Porcupine Creek Retreat Specific Plan property is located approximately 0.50 miles southwest of Highway 111, and east and north of the Santa Rosa Mountains. Currently, the 191-acre project operates as a private estate, with a main house, six guest villas, four casitas, 18-hole golf course, tennis pavilion overlooking three tennis courts, pool and spa area with private spa treatment rooms, and fitness center. Scenic vistas in the City of Rancho Mirage includes views of the surrounding mountain ranges, specifically the San Jacinto Mountains west of the City, and the Santa Rosa Mountains, which delineates the City's southern boundary.

The project site lies immediately east and north of the Santa Rosa Mountains, while the eastern property boundary primarily abuts residential homes in the Magnesia Falls Cove neighborhood. The residential properties and the project site boundaries are delineated by a block wall and landscaping. A 250-foot open space buffer currently exists on the project site between the project's inhabited buildings and the adjacent residential properties. The proposed project will maintain the established buffer conditions, which will continue to provide separation and a park-like appearance between the retreat uses and existing neighborhood residences. No new habitable buildings will be constructed within the buffer area, only minor reception, maintenance, and accessory structures related to golf and other retreat uses. The buffer, as well as additional project structure setbacks will ensure the scenic vista of the Santa Rosa Mountains from existing residences northeast of the project and other publicly accessible viewing locations in the project vicinity will not be degraded by the project.

Further Study: Impacts of the proposed Porcupine Creek Retreat Specific Plan project on scenic vistas will be analyzed further in the Draft Environmental Impact Report (DEIR).



- b) **No Impact.** The proposed Porcupine Creek Retreat Specific Plan project occurs within the existing private Porcupine Creek estate, adjacent to the Santa Rosa Mountains. A review of the California Scenic Highway Mapping System web site operated by Caltrans, revealed that the project is not located adjacent to or near any state or county, eligible or designated scenic highway. Interstate 10 and Highway 111 are the two freeways that serve the City of Rancho Mirage. These segments pass through the City, however, they are not designated as scenic highways in the California State Scenic Highway Program, although Caltrans classifies Highway 111 west of its intersection with State Highway 74 as an “Eligible State Scenic Highway – Not Officially Designated”. As such, the proposed site plan would not result in adverse impacts to scenic resources within a state scenic highway. Construction of the project site is not anticipated to substantially damage scenic resources, including trees, rock outcroppings, or historic buildings within a state scenic highway. No impacts are anticipated.

Further Study: Since the project site is not located near a state scenic highway, no impacts to scenic resources along state scenic highways are anticipated and further study is not deemed necessary.

- c) **Potentially Significant Impact.** The proposed project currently operates as a private estate with golf course and recreational amenities. The visual character of the site is defined by the well-kept grounds, including the manicured golf course and landscaping throughout the Porcupine Creek property. Surrounding land uses include the Santa Rosa Mountains, west and south of the project property, Rancho Mirage Elementary School, north of the project, and the Magnesia Falls Cove neighborhood, east of the project property.

The Porcupine Creek Retreat Specific Plan (“Specific Plan” or “SP”) established for the project implements the City of Rancho Mirage General Plan by outlining detailed policies and regulations into a focused development plan for the SP area. The SP is a regulatory document which, if adopted by the City of Rancho Mirage, governs all facets of project development including the distribution of land uses and development standards within the planning area. The Porcupine Creek Retreat Specific Plan identifies the architectural aesthetic of the retreat as modern, minimalist detailing using traditional, Mediterranean-inspired materials to portray a serene, upscale retreat environment complimentary of the surrounding local desert. The retreat will incorporate natural materials and textures, subdued colors, and characteristic architectural elements that are designed to provide guests with a sense of privacy when set against the lush landscape design. Entry overhangs of varying scales will work to inform visitors of public versus private spaces as well as offering relief from the sun and adding interest to building facades.

Further Study: Impacts of the proposed Porcupine Creek Retreat Specific Plan to the existing visual character will be analyzed further in the Draft EIR.

- d) **Potentially Significant Impact.** The proposed project occurs within an existing private estate and golf club, where strategic accent lighting is currently a part of the overall design of the estate. Presently, existing sources of fixed nighttime lighting on the project property can be attributed to the existing residence, villas, casitas, recreational areas, pedestrian pathways, guard house and street frontages. Lighting for the individual residence, villa and casita typically consists of low-intensity, wall-mounted, downward-oriented fixtures in the patio, side, and front entries. The existing facilities include safety and accent illumination for walkways, athletic courts, landscaping, and service areas.

Pertaining to glare, the project would not introduce buildings with large reflective surfaces that would generate substantial glare, nor would the project involve new sources of high-intensity lighting that would be deemed incompatible with the surrounding residential developments. The proposed structures are expected to incorporate natural materials and texture and subdued colors that do not have highly reflective properties or other conditions that would cause substantial daytime or nighttime glare.

Further Study: The proposed project impacts to light or glare will be analyzed in greater detail in the Draft EIR.



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

Sources: California Farmland Mapping and Monitoring Program, California Department of Conservation; Rancho Mirage 2017 General Plan

- a) **No Impact.** The Porcupine Creek property is classified by 2016 California Farmland Mapping and Monitoring Program (FMMP) as “Urban and Built-up Land”. Surrounding areas to the east are also designated as Urban and Built-up Land, while areas north, west and south of the project are designated as “Other Land”. No areas within the City of Rancho Mirage are designated or zoned for agricultural use. Therefore, implementation of the project would not involve changes that would result in the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance to nonagricultural uses.

Further Study: Further study is not required since the project site is nor classified as agricultural land.

- b) **No Impact.** The General Plan land use and zoning designation for the project site includes Very Low Density Residential (R-L-2), Private Open Space (OS-PV), and Floodways and Drainage Channels (OS-W). As a part of the entitlement process, the project will submit a General Plan Zoning Map Amendment (GPZMA) that will amend the General Plan land use and zoning designation from R-L-2 and OS-PV to “Specific Plan” with an underlaying zoning designation of Resort Hotel (Rs-H).

Further Study: According to the Williamson Act 2014 Status Report, no portion of the project site is within or near a recognized Williamson Act Contract area. Therefore, no impacts are anticipated, and no further study is required.

- c) **No Impact.** The project site is currently developed and operates as a private estate, with amenities including a 18-hole golf course, tennis courts, pool, and spa. As stated in the previous discussion, Very Low Density Residential, Private Open Space, and Floodways and Drainage Channels classifies the property’s land use designations.



Further Study: The site is not zoned to support forestland, timberland, or Timberland Production. Therefore, no impacts would occur, and no further study is required.

- d) **No Impact.** As previously discussed, the project site currently operates as a private estate with recreational uses.

Further Study: The project would not result in the loss of forested land or result in the conversion of forest land to non-forest use since the site is already developed. No impacts are anticipated, and no further study is required.

- e) **No Impact.** As stated throughout this Agricultural Resources section, the project site is currently developed and operates as a private estate with recreational uses. The Porcupine Creek Retreat Specific Plan proposes the development of a retreat property that will involve the modification of the main house, up to 50 studio, single-bedroom, and multi-bedroom “keys”, a new restaurant and dining deck, an upgraded spa complex, additional casitas and villas, upgraded and additional retreat and hotel related facilities, and a rerouted 18-hole golf course. The Porcupine Creek Retreat Specific Plan project will occur within the current boundaries of the Porcupine Creek estate.

Further Study: Project implementation will not involve other changes that could result in the conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use since the project property is not designated as farmland or used as agricultural land. No impacts are anticipated, and no further study is required.



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

Source: Final 2016 Air Quality Management Plan (AQMP), by SCAQMD, March 2017; Final 2003 Coachella Valley PM10 State Implementation Plan (CVSIP), by SCAQMD, August 2003; Analysis of the Coachella Valley PM10 Redesignation Request and Maintenance Plan, by the California Air Resources Board, February 2010; California Emissions Estimator Model (CalEEMod), Version 2016.3.2.

- a) **Potentially Significant Impact.** The project site and its Coachella Valley regional context are situated within the Riverside County portion of the Salton Sea Air Basin (SSAB), under jurisdiction of the South Coast Air Quality Management District (SCAQMD). Existing air quality in relation to the applicable air quality standards for criteria air pollutants is measured at established air quality monitoring stations throughout the SCAQMD jurisdiction. Three permanent ambient air quality monitoring stations in the Coachella Valley are located in Palm Springs (AQS ID 060655001), Indio (AQS ID 060652002), and Mecca (Saul Martinez - AQS ID 060652005).

To comply with the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS), SCAQMD has adopted an Air Quality Management Plan (AQMP), which is updated regularly with strategies to effectively reduce emissions, accommodate growth, and minimize any negative fiscal impacts of air pollution control on the economy. The most current version of the AQMP (2016 AQMP) was released in March of 2017 to continue serving as a regional blueprint for achieving the federal air quality standards. The 2016 AQMP includes the most current strategies to meet the air quality standards and ensure that public health is protected to the maximum extent feasible. It also includes a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures is updated with the latest data and methods. Moreover, 2016 AQMP provides guidance for the State Implementation Plans (SIP) for attainment of the applicable ambient air quality standards.

Particulate Matter (PM10):

The Coachella Valley is currently designated as a serious nonattainment area for PM10 (particulate matter with an aerodynamic diameter of 10 microns or less). In the Coachella Valley, the man-made sources of PM10 are attributed to direct emissions, industrial facilities, and fugitive dust resulting from unpaved roads and construction operations. High-wind natural events are also known contributors of PM10.

Ozone and Ozone Precursors:

Furthermore, the Coachella Valley portion of the Salton Sea Air Basin (SSAB) is deemed to be in nonattainment for the 1997 8-hour ozone standard. Coachella Valley is unique in its geography due to its



location downwind from the South Coast Air Basin (SCAB). As such, when high levels of ozone are formed in the South Coast Air Basin, they are transported to the Coachella Valley. Similarly, when ozone precursors such as nitrogen oxides (NO_x) and volatile organic compounds (VOCs) are emitted from mobile sources and stationary sources located in the South Coast Air Basin, they are also transported to the Coachella Valley.

The proposed Project is anticipated to contribute to area emissions and potentially impact existing Air Quality Management Plans.

Further Study: The Draft Environmental Impact Report (DEIR) will rely on the Air Quality Modelling results to compare the project-related emissions against the established regional and localized thresholds. The findings of significance pertaining to compliance with the 2016 AQMP and other relevant air quality plans will be disclosed in that evaluation.

- b) **Potentially Significant Impact.** The Coachella Valley portion of the Salton Sea Air Basin (SSAB) was formerly classified as “Severe-15” nonattainment for the 1997 8-hour ozone national ambient air quality standard with an attainment deadline of June 15, 2019. Over the past 15 years, the air quality in the Coachella Valley has steadily improved because of the implementation of emission control measures by SCAQMD and California Air Resources Board (CARB). However, in 2017 and 2018, higher ozone levels were experienced throughout the State of California due to changes in meteorology, biogenic emissions, and/or anthropogenic emissions. As a result of the higher ozone experienced in 2017 and 2018, it was determined that the Coachella Valley could not practically attain the 1997 8-hour ozone standard by the June 15, 2019 deadline.

Furthermore, the Coachella Valley is currently designated as a serious nonattainment area for PM₁₀ (particulate matter with an aerodynamic diameter of 10 microns or less). The U.S. EPA-approved Coachella Valley PM₁₀ State Implementation Plan is in place with an attainment strategy for meeting the PM₁₀ standard. Some of the existing measures include the requirement of detailed dust control plans from builders that specify the use of more aggressive and frequent watering, soil stabilization, wind screens, and phased development to minimize fugitive dust. Appropriate air quality measures to prevent fugitive dust are required by the City’s Fugitive Dust Control ordinance and plan implementation requirements, which are consistent with SCAQMD Rules 403 and 403.1 that apply to the Coachella Valley strategy for reducing fugitive dust emissions.

As mentioned previously, the proposed project is anticipated to contribute to existing area emissions.

Further Study: The DEIR will utilize the CalEEMod results to compare the project-related short-term construction and long-term operational emissions with the established thresholds of significance established by SCAQMD for PM₁₀.

- c) **Potentially Significant Impact.** A sensitive receptor is a person in the population who is particularly susceptible (i.e. more susceptible than the population at large) to health effects due to exposure to an air contaminant. Sensitive receptors and the facilities that house them are of particular concern if they are located in close proximity to localized sources of carbon monoxide, toxic air contaminants, or odors. Land uses considered by the SCAQMD to be sensitive receptors include residences, long-term health care facilities, schools, rehabilitation centers, playgrounds, convalescent centers, childcare centers, retirement homes, and athletic facilities.

Further Study: The DEIR will study in further detail the locations of sensitive receptors in the local context. The project-specific CalEEMod results will then be compared to the Localized Significance Threshold (LST) Methodology established by AQMD to support the findings of significance.



- d) **Less than Significant Impact.** Implementation of the retreat facilities is not expected to result in other emissions that would adversely affect a large number of people during construction or operation.

The proposed retreat facilities are not expected to include operations commonly known to generate odors, such as wastewater treatment plants, sanitary landfills, composting/green waste facilities, recycling facilities, petroleum refineries, chemical manufacturing plants, painting/coating operations, rendering plants, or food packaging facilities, as no such industrial uses are permitted under the proposed Specific Plan.

Further Study: As such, the project is not expected to result in odors or other emissions adversely affecting nearby neighbors or any substantial number of people, and less than significant impacts are anticipated. No further study is required.



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

- a) **Potentially Significant Impact.** The proposed project site is a developed 191-acre private estate which currently has a main residence, in addition to four casitas and six clustered villas. The estate grounds also include various private recreational amenities including a 18-hole golf course and a tennis pavilion with three tennis courts. The site has very little potential to contain candidate, sensitive or special status plant or wildlife species. However, the site may provide suitable foraging habitat for migratory birds and small mammals.

Further Study: A biological resource study will be conducted by a qualified biologist to determine the site's existing biological resources and determine the presence of any sensitive species. The Draft Environmental Impact Report (DEIR) will further analyze potential impacts to sensitive plant or animal species.

- b) **Potentially Significant Impact.** As previously discussed, the site is fully developed, and riparian or other sensitive natural communities are not expected to be present on the site.

Further Study: A biological resource study will be prepared, and the DEIR will address any potential impacts to riparian habitat or other sensitive natural community.

- c) **Less than Significant Impact.** The project site has been fully impacted by development and does not contain federally protected wetlands, marshes or other natural drainage features. No blue-line stream corridors (streams or dry washes) are shown on U.S. Geological Survey maps for the project site and there



are no botanical indicators of such corridors. As a result, implementation of the proposed project would not result in the direct removal, filling or other hydrological interruption to any of these resources.

Further Study: Less than significant impacts are expected, and no further analysis is needed.

- d) **Less than Significant Impact.** The project's existing development and immediately surrounding residential and public uses (hiking trail, public park and elementary school), do not present ideal conditions for wildlife corridors or native wildlife nursery sites. The project's western boundary is separated from the Santa Rosa Mountains by a flood control channel and a paved road. A sheep fence has also been erected to protect the Big Horn Sheep by preventing any access to the property, and no development activities will occur outside the existing fencing.

Further Study: Impacts to wildlife corridors and wildlife nursery sites would be less than significant and no further analysis is needed.

- e) **No Impact.** The project lies within the boundary of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) which outlines policies for conservation habitats and natural communities and is implemented by the City of Rancho Mirage. The project is consistent with the Goals and Policies set forth in the City of Rancho Mirage General Plan Open Space and Conservation Element and will comply with the CVMSHCP. There are no other unique local policies or ordinances protecting biological resources that would cause a conflict.

Further Study: The project complies with the CVMSHCP, and because no additional area of the property will be disturbed (beyond that disturbed through development of the existing improvements), the project is exempt from the habitat mitigation fee collected by the City under Section 3.29.147 of the Rancho Mirage Municipal Code. Therefore, no impacts would occur, and no further analysis is needed.

- f) **No Impact.** As discussed above, the City of Rancho Mirage is a participant of the CVMSHCP. This plan outlines policies for conservation habitats and natural communities and is implemented by the City of Rancho Mirage. The project site is not located within a Conservation Area under the CVMSHCP.

Further Study: The project complies with the CVMSHCP and Section 3.29.147 of the Rancho Mirage Municipal Code that implements the plan within the City. Therefore, no impacts would occur, and no further analysis of this topic is necessary.



5. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Potentially Significant Impact.** The project site has been developed as a private residential estate, and prior to that development, an archaeological assessment was prepared, and the recommended mitigation was implemented as documented in the Archaeological Mitigation Report dated May 21, 1997, prepared by CRM Tech. A total of eight rock cairn sites were identified on and around the project site, which were mitigated by a combination of data recovery and preservation in place. There are no other known historic resources onsite. A project specific cultural resources report will be prepared by a qualified archaeologist to determine the likelihood for presence or absence of historical resources and the potential for any significant impacts thereto.

Further Study: The results will be used as part of the analysis for the Draft Environmental Impact Report (DEIR) to determine impacts to archaeological resources.

- b) **Potentially Significant Impact.** The project site is completely developed and the potential for uncovering archaeological resources is low because no areas outside the previously graded development footprint are proposed. However, a project specific cultural resources report will be prepared by a qualified archaeologist to determine the likelihood for presence or absence of archaeological resources and the potential for any significant impacts thereto.

Further Study: The results of the cultural resources report will be used as part of the analysis for the DEIR to determine impacts to archaeological resources.

- c) **Less than Significant Impact.** As discussed throughout this document, the site has been previously disturbed, graded and developed as a residential estate and private golf course. The project is not anticipated to disturb any human remains, including those interred outside of formal cemeteries, because no development activities are proposed outside the footprint of the prior development activities. In addition, the project would comply with California Health and Safety Code Section 7050.5, and the CEQA Guidelines Section 15064.5, which require that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlay adjacent remains, until the County Coroner has examined the remains. Mandatory compliance with these state law provisions would ensure less than significant impacts. No further analysis is needed.

Further Study: Compliance with state law provisions are mandatory and would ensure impacts are less than significant. Therefore, further study is not required.



6. ENERGY – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Potentially Significant Impact.** As stated throughout this Initial Study, the Porcupine Creek Retreat Specific Plan project currently operates as a private estate with recreational amenities. Currently, the project property is developed with an existing main residence in addition to four casitas and six clustered villas with a combined total of 33 bedrooms. The recreational amenities include a 18-hole golf course, tennis pavilion with three tennis courts, pool and spa area with private spa treatment rooms, and fitness center.

The Porcupine Creek Retreat Specific Plan project proposes to develop a retreat with a total of up to 50 studio, single-bedroom, and multi-bedroom “keys”, as well as modified main house, a new restaurant and dining deck, an upgraded spa complex, additional casitas and villas, additional retreat and hotel related facilities, and a rerouted 18-hole golf course. Electricity and natural gas are currently provided to the project site by Southern California Edison (SCE), Rancho Mirage Energy Authority, and Southern California Gas Company (SoCal Gas), respectively.

Further Study: The construction of the additional keys and amenities may increase the amount of energy consumed at the project site. Therefore, development and operational impacts of the Porcupine Creek Retreat Specific Plan project to energy resources, including electric, gas, and petroleum, will be analyzed in the Draft Environmental Impact Report (DEIR).

- b) **Potentially Significant Impact.** The proposed Porcupine Creek Retreat Specific Plan project proposes the development of additional buildings and other facilities within the property. At proposed buildout of the SP area, the project will include up to 180,000 square feet of the retreat and villas (50 keys), and 70,000 square feet for temporary, accessory, and shade structures, for a maximum total building area of 250,000 square feet.

Further Study: State and local plans have been established to set goals and guidelines to enforce the implementation of energy efficient building materials and features. The Porcupine Creek Retreat Specific Plan project will be analyzed in the DEIR for compliance and consistency with state or local plans for renewable energy or energy efficiency to determine project impacts.



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

Source: Rancho Mirage General Plan 2017; Rancho Mirage General Plan EIR 2005; Rancho Mirage Municipal Code; Riverside County General Plan (2015)

- a) i. **Potentially Significant Impact.** The City of Rancho Mirage, similar to most of Southern California, is susceptible to earthquakes due to the active faults that traverse the Coachella Valley. The Rancho Mirage General Plan Environmental Impact Report (EIR) states that classifying an active fault helps gauge the surface rupture potential of a fault and prevents development from being sited directly on an active fault. Additionally, the ability to identify and locate faults makes ground rupture the easiest seismic hazard to avoid (Rancho Mirage General Plan EIR Page 5-97).

According to the Safety Element in the Rancho Mirage General Plan, at least two active faults lie close to the City's northern boundary but are out of the City's jurisdiction. These faults include the Banning fault and the Garnet Hill fault. The San Andreas, San Jacinto and San Geronio Pass faults also have the potential to produce strong seismic shaking in Rancho Mirage. According to Exhibit 21, Faults in the Rancho Mirage General Plan Area, in the City General Plan, no known active or inactive faults traverse the project site. The closest fault to the project property is the Santa Ana Thrust Fault, which lies north and west of the project.



Further Study: Although no known active or inactive faults traverse through or are found near the Porcupine Creek property, seismic-related rupture at the project property will be analyzed in further detail in the Draft Environmental Impact Report (DEIR). An analysis of the project's location to the closest Alquist-Priolo Earthquake Fault Zone will also be included in the Draft EIR. This analysis will consult state, regional and local resources and maps of existing faults in relation to the Porcupine Creek Retreat Specific Plan project.

- ii. **Potentially Significant Impact.** Seismically induced ground shaking is anticipated throughout the entire Coachella Valley due to the multiple faults that traverse the region. These faults produced the unique topography in the region (high mountain ranges and a low valley floor), and the major faults, such as the San Andreas Fault, have the potential to produce strong seismic shaking. The strength of the ground shaking is accredited to the distance from the fault, where the intensity decreases the further it is from the causative fault. The Rancho Mirage General Plan Update Safety Element indicates that ground shaking during an earthquake is the most significant seismic hazard that will impact Rancho Mirage.

Further Study: Due to the multiple active faults in the Coachella Valley area, it is likely that the site will experience ground shaking during the life of the project. Impacts of seismically-induced ground shaking at the project site will be analyzed further in the DEIR.

- iii. **Potentially Significant Impact.** The Safety Element of the Rancho Mirage General Plan Update indicates that liquefaction is the process in which loose, unconsolidated, saturated, sandy soil loses strength as a result of a seismic event. It is the phenomenon in which seismic shaking increases the water pressure in the pores between soil particles, causing soils to lose cohesion and "liquefy". This loss of soil strength can cause a building to sink, tilt and suffer structural damage. Other effects of liquefied soils include a loss of bearing strength, ground oscillations, lateral spreading, and ground lurching and slumping.

The chance for hazards associated with liquefaction is considered low in the overall Rancho Mirage area, principally because the approximate depth to groundwater is greater than 50 feet. According to the General Plan, Areas Susceptible to Liquefaction Map (Exhibit 22), the project site is located in an area with fine-grained granular sediments susceptible to liquefaction with groundwater depths greater than 50 feet. Overall, the project site is considered moderately susceptible to liquefaction.

Further Study: Impacts of seismically-induced liquefaction at the project property will be analyzed in the DEIR.

- iv. **Potentially Significant Impact.** Secondary effects of seismic ground shaking, such as slope failures, rockfalls and landslides may occur in the City, especially throughout elevated areas. According to the Safety Element in the Rancho Mirage General Plan, seismically induced landslides and rockfalls can be expected primarily in the southern portion of the City, including areas near the Santa Rosa Mountains where the bedrock is intensely fractured or jointed. The project site is located in an area with high and moderate susceptibility of being impacted by rockfalls and seismically induced landsliding, due to the project's adjacency to the Santa Rosa Mountains (Exhibit 24, Seismically Induced Rock Falls and Landslide Susceptibility).

Further Study: Impacts of seismically-induced rockfalls and landslides at the project site will be analyzed in the DEIR.

- b) **Potentially Significant Impact.** Erosion is influenced by several factors including climate, topography, soil types, rock types, and vegetation. Natural erosion processes are often accelerated through human activities such as agricultural or land development through grading and the reduction of surface area. Erosion is a main concern in the Coachella Valley, including the City of Rancho Mirage, due to the negative



affects it has on infrastructure and human health. Windborne, waterborne, and human activities can lead to soil erosion.

Further Study: The project proposes the development of a retreat with up to 50 studio, single-bedroom, and multi-bedroom keys, a modified main house, a new restaurant and dining deck, an upgraded spa complex, additional casitas and villas, additional retreat and hotel related facilities, and a rerouted 18-hole golf course. The Porcupine Creek Retreat Specific Plan area may be impacted by windborne, waterborne and human generated erosion during project development. These impacts will be analyzed further in the DEIR.

- c) **Potentially Significant Impact.** According to the General Plan EIR, soils at the project site consist primarily of Holocene alluvial slope wash deposits. Additionally, the United States Department of Agriculture (USDA) soils survey of the project area claims that a majority of the project site is made of Carsitas cobbly sand (2 to 9 percent slopes) and Carrizo stony sand (2 to 9 percent slopes). Both soil groups have a hydrologic soil group rating of A. Soils with this rating have high infiltration rate and low runoff potential when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands, which also have a high rate of water transmission. Knowledge of the project's soil types is essential for new development regarding potential hazards including landslides, lateral spreading, subsidence, liquefaction or collapse.

Further Study: The project site, as stated throughout this Initial Study, is currently developed with a main residence, villas, casitas, golf course and recreational facilities. Although the site is currently developed, construction of the Porcupine Creek Retreat Specific Plan project will involve the development of new structures and the movement of limited amounts of soil. Therefore, potential hazards such as landslides, lateral spreading, subsidence, liquefaction or soil collapse at the project site will be further analyzed in the DEIR.

- d) **Potentially Significant Impact.** Expansive soils, as defined by the Riverside County General Plan, have a significant amount of clay particles which can give up water (shrink) or take on water (swell). The change in volume exerts stress on buildings and other loads placed on these soils, making them potentially hazardous. These soils can also be widely dispersed, occurring in both hillside areas and low-lying alluvial basins.

Further Study: The existence of expansive soils on the project site will be discussed in greater detail in the Porcupine Creek Retreat Specific Plan DEIR.

- e) **No Impact.** The Porcupine Creek estate is currently served by sewer. Per the Porcupine Creek Retreat Specific Plan, the project proposes to augment the private network of sewer lines to accommodate new construction. This upgraded interior system will continue to use the existing sewer connection on Dunes View Road in addition to constructing two additional sewer connections to the public sewer system. No septic systems are proposed as part of this project. Therefore, no impacts are anticipated, and no further analysis is necessary.

Further Study:

A septic system is not proposed as part of the project. No further discussion is required.

- f) **Potentially Significant Impact.** Per the Riverside County Land Information System, the project site is recognized as having "low" potential for Paleontological Sensitivity following a literature search, records check and a field survey. Areas recognized for having "low" potential have a reduced likelihood of containing significant non-renewable paleontological resources, including vertebrate or significant invertebrate fossils.



The project property is currently developed as a private estate, with a main residence, villas, casitas, 18-hole golf course, tennis courts, and a pool and spa area. The Porcupine Creek property was entitled in 1997 and has been remodeled and upgraded since 2011.

Further Study: As a part of the proposed Porcupine Creek Retreat Specific Plan, a project and site-specific cultural report will be conducted to determine the potential impacts to cultural and paleontological resources. Further analysis will be provided in the Porcupine Creek Retreat Specific Plan project Draft Environmental Impact Report.



8. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Final 2016 Air Quality Management Plan (AQMP), by SCAQMD, March 2017; Final 2003 Coachella Valley PM10 State Implementation Plan (CVSIP), by SCAQMD, August 2003; Analysis of the Coachella Valley PM10 Redesignation Request and Maintenance Plan, by the California Air Resources Board, February 2010; California Emissions Estimator Model (CalEEMod), Version 2016.3.2. California Greenhouse Gas Emissions for 2000 to 2017, Trends of Emissions and Other Indicators, 2019 Edition, California Air Resources Board; Release No. 18-37 & 19-35, California Air Resources Board Press Release, July 2018 and August 2019.

- a) **Potentially Significant Impact:** To address the long-term adverse impacts associated with global climate change, California's Global Warming Solutions Act of 2006 (AB 32) requires California Air Resource Board (CARB) to reduce statewide emissions of greenhouse gases to 1990 levels by 2020. In 2016, Governor Jerry Brown signed Senate Bill 32 (SB32) that requires California to reduce GHG emissions to 40 percent below 1990 levels by 2030. With the passage of the California Global Warming Solutions Act of 2006 (Assembly Bill 32) in California, environmental documents for projects pursuant to CEQA are required to analyze greenhouse gases and assess the potential significance and impacts of GHG emissions.

The project is anticipated to contribute to Greenhouse Gas Emissions.

Further Study: The Draft Environmental Impact Report (DEIR) will include a project-specific calculation of construction-related and operational GHG emissions to evaluate against the established GHG reduction strategies. The GHG emissions quantification will rely on the most current CalEEMod software. The finding of significance pertaining to the impacts of project-related GHG emissions will be supported by those results.

- b) **Potentially Significant Impact:** The DEIR will evaluate the project's ability to comply with the established plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gases. As part of that assessment, the DEIR will review how the project complies with the Climate Change goals, policies and programs established in the Safety Element of the City's General Plan. Where necessary, project operations may be able to incorporate mitigation measures from the California Air Pollution Control Officers Association (CAPCOA). The extent to which GHG emissions are reduced will be documented and disclosed in the CalEEMod results, which is the platform for quantifying GHG emissions.

Further Study: The DEIR will include a project-specific calculation of construction-related and operational GHG emissions to evaluate against the established GHG reduction strategies. The extent to which GHG emissions are reduced will be documented and disclosed in the CalEEMod results and discussed in greater detail in the DEIR.



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

- a-b) **Potentially Significant Impact.** The Code of Federal Regulations (CFR Title 40, Part 261) defines hazardous materials based on ignitability, reactivity, corrosivity, and/or toxicity properties. The State of California defines hazardous materials as substances that are toxic, ignitable or flammable, reactive and/or corrosive, which have the capacity of causing harm or a health hazard during normal exposure or an accidental release. As a result, the use and management of hazardous or potentially hazardous substances is regulated under existing federal, state and local laws. Hazardous wastes require special handling and disposal methods to reduce their potential to damage public health and the environment. Manufacturer's specifications dictate the proper use, handling, and disposal methods for the specific substances. In most cases, it is a violation of Federal or State law to improperly store, apply, transport, or dispose of hazardous materials and waste.

Further Study: The project proposes to reposition and further develop the property as a retreat, which will include improvements such as a modified main house, new reception building, a new restaurant, upgraded spa and fitness complex, additional casitas and villas, supporting retreat related facilities, staff and back of house facilities, a rerouted 18-hole golf course, and additional landscape enhancements. Although project construction and operation are not anticipated to use hazardous materials in excess of permissible levels, or with qualities that could be detrimental to the public or the environment, further analysis will be provided in the Porcupine Creek Retreat Specific Plan Draft Environmental Impact Report (DEIR).

- c) **Potentially Significant Impact.** The Rancho Mirage Elementary School is located adjacent to the northeastern corner of the project property. The project property is separated from the school by chain-link fencing and landscaping.



Further Study: The existing Porcupine Creek golf course and existing landscaping provide a substantial buffer between the school and any uses on the project site. Development of the Porcupine Creek Retreat Specific Plan project includes the construction of additional keys, facilities, amenities and a reconfigured golf course. Project use of hazardous materials, substances or waste near the existing school will be analyzed in the DEIR.

- d) **Potentially Significant Impact.** As previously discussed, the approximately 191-acre project site currently operates as a private estate with associated amenities and improvements. The project property is located approximately 0.50 miles southwest of Highway 111, adjacent to the Santa Rosa Mountains. The project proposes to develop a retreat with up to 50 studio, single-bedroom and multi-bedroom “keys”, as well as a modified main house, a new restaurant and dining deck, an upgraded spa complex, additional casitas and villas, additional retreat and hotel related facilities, and a rerouted 18-hole golf course.

Further Study: Pursuant to Government Code 65962.5 and its subsections, record searches on the project property will be performed within multiple database platforms. Results of the record searches will determine whether the Porcupine Creek Retreat Specific Plan area is included on a list of hazardous materials sites and will be analyzed in the projects DEIR.

- e) **No Impact.** The project is not located within an airport land use plan or private airstrip. The Palm Springs International Airport is located approximately 6.25 miles to the northwest and the Bermuda Dunes Airport is located approximately 7 miles northeast of the project. As a result, the project is located outside each of the airports’ influence and planning area. Flights approaching and departing the Palm Springs International Airport and Bermuda Dunes Airport may fly over the City and the project site with intermittent frequency; however, impacts are not anticipated.

Further Study: Due to the Porcupine Creek Retreat Specific Plan project’s distance from the regional airports, no impacts are anticipated and further discussion is not required.

- f) **Potentially Significant Impact.** The Emergency Preparedness Element of the City’s General Plan Update provides information on the critical facilities necessary to effectively respond in the event of an emergency. The City has also adopted a Multi-Hazard Functional Plan, which is continually updated, and addresses the planned response to extraordinary emergency situations associated with natural or human caused disasters, technical incidents and nuclear defense operations. Additionally, the City participates in the Riverside County Multi-Jurisdictional and Local Hazard Mitigation Plan (LHMP). Based on these resources, the two main evacuation routes in the City and region include Interstate 10 (I-10) and Highway 111, while the City’s primary and minor arterial streets serve as secondary routes. At project build-out and operation, roadways and emergency evacuation routes will not be altered or reconfigured.

There are two fire stations located within the City of Rancho Mirage. The closest fire station to the project property is Fire Station 50, at 70801 Highway 111, approximately 2 driving miles northwest of the project. The second fire station is Station 69, at 71751 Gerald Ford Drive, approximately 4.5 driving miles north of the project site. Development of the Porcupine Creek Retreat Specific Plan project would result in a minimal increase in demand for fire services, however, based on the project’s proximity to Fire Station 50, and the existing infrastructure in place, the proposed project could be adequately served by fire protection services within the 5-minute response time.

Access to the project site are proposed to occur at three gated access points. Primary vehicular access will continue to be located at Dunes View Road, while secondary vehicular access is proposed to occur at Mirage Road and Magnesia Falls Drive. The project will be reviewed by City and Fire officials to ensure adequate fire service and safety as a result of project implementation.



Further Study: Access to the project site are proposed to occur at three gated access points. Primary vehicular access will continue to be located at Dunes View Road, while secondary vehicular access is proposed to occur at Mirage Road and Magnesia Falls Drive. The City may require a Construction Traffic Control Plan to ensure that emergency access is preserved during all construction activities. Project impacts to emergency access and routes will be analyzed in the DEIR prepared for the Porcupine Creek Retreat Specific Plan project.

- g) **Potentially Significant Impact.** The Porcupine Creek Retreat Specific Plan project property, located adjacent to the Santa Rosa Mountains, currently operates as a private residence and golf course. The project site is abutted on the east by an existing residential community. Based on the General Plan Fire Threat Map (Exhibit 27), the project property is identified as having a moderate fire threat, and areas surrounding the project site have a moderate to high fire threat.

Further Study: Impacts of wildfires will be further analyzed in the Wildfire Section of this Initial Study, as well as in the Porcupine Creek Retreat Specific Plan Draft Environmental Impact Report.



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

Source: Flood Insurance Rate Map # 06065C2206G, Federal Emergency Management Agency, Effective 08/28/2008; Water Quality Control Plan for the Colorado River Basin Region, January 2019; Coachella Valley Water District, 2015 Urban Water Management Plan, Final Report, July 2016; Porcupine Creek Estate Hydrology Report, June 2014.

- a) **Potentially Significant Impact.** The on-site project setting is physically determined by the current golf course and estate improvements, which have been designed and constructed through prior approvals. The existing estate grounds that will accommodate the proposed retreat facilities are developed at the upper part of an alluvial fan feature and uphill of existing residential development. The northerly, westerly, and southerly edges of the private estate grounds are thus met by steep hillside terrain corresponding to the Santa Rosa Mountains, with Magnesia Spring Canyon being the prominent drainage feature to the fan apex that subsequently descends along the bajada to the Coachella Valley floor area, where Whitewater River is the receiving and primary drainage course. In its current condition, virtually the entire alluvial fan has been developed and is absent of any native condition leading to the Valley floor.

The retreat facilities proposed within the Porcupine Creek Retreat Specific Plan will occur in the context of localized and regional improvements that presently account for on- and off-site stormwater controls and flood protection. The EIR will further analyze in greater detail how the existing drainage infrastructure serves the proposed retreat and how the proposed facilities will be incorporated to be consistent with this setting.

Further Study: The Porcupine Creek Retreat Specific Plan project Draft Environmental Impact Report (DEIR) will assess in further detail how the proposed retreat facilities within the Porcupine Creek property will achieve compliance with Federal, State, and local regulations designed to prevent impacts to water quality standards and the beneficial uses assigned to local receiving waters, during construction and



operation. The supported findings resulting from further assessment, along with any mitigation deemed necessary, will be provided in the DEIR.

- b) **Potentially Significant Impact.** The Coachella Valley Groundwater Basin is the primary groundwater source for the project region, with Coachella Valley Water District (CVWD) being the domestic water purveyor serving the project site. The Coachella Valley Groundwater Basin has an estimated storage capacity of 40 million acre-feet (AF) of water within the upper 1,000 feet and is divided into four subbasins: Indio, Mission Creek, Desert Hot Springs, and San Geronio. The project site is specifically underlain by the Indio Subbasin, which is also known as the Whitewater River Subbasin.

Further Study: Although the proposed development is not expected to interfere with existing or planned recharge facilities, the DEIR will further assess in greater detail how the scale of water consumption in relation to the regional groundwater resources, including the pertinent conservation and recharge strategies. The findings resulting from further study, along with any mitigation deemed necessary, will be provided in the DEIR.

- c i-iii) **Potentially Significant Impact.** The facilities associated with the proposed retreat will occur within a fully developed property that has previously accounted for on-site drainage control and flood protection through the golf course design and engineering. Meanwhile, existing flood control facilities at the regional level include the Magnesia Spring Debris Basin, West Magnesia Canyon Channel, and East Magnesia Canyon channel. The proposed retreat facilities will be required to address all City requirements and conditions associated with the existing stormwater facilities, such that their construction and operation do not result in any substantial increases in erosion, or siltation, either on- or off-site.

Further Study: The further study and supported findings of this topic, as well as any mitigation deemed necessary, will be part of the DEIR assessment.

- c iv) **Potentially Significant Impact.** The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) serve as the basis for identifying potential hazards and determining the need for and availability of federal flood insurance. Based on FEMA FIRM Panel Number 06065C2206G, effective August 28, 2008, the proposed facilities will occur in areas covered by the Zone X (shaded) designation, which is also identified as the 0.2 percent annual chance flood hazard categorized as having a reduced flood risk. None of the proposed facilities identified in the Porcupine Creek Retreat Specific Plan will occur within any special flood hazard area, which are known to have a higher flood risk. As presently mapped, special flood hazard areas occur along the off-site stormwater channels and at the southernmost edge of the golf course.

Further Study: Further study and supported findings in the DEIR will assess in greater detail how the proposed facilities will interact with drainage and localized flood flows. The supported findings and any mitigation deemed necessary will be part of that disclosure.

- d) **Potentially Significant Impact.** Being located in an area with reduced flood risk according to FEMA FIRM Panel Number 06065C2206G, where the flood risk is reduced, the proposed retreat facilities would not introduce structures or facilities to a Special Flood Hazard Area (SFHA), where the risk of inundation is considered to be higher. The proposed storm drain system will meet the local MS4 and City requirements by including the properly sized conveyance systems and meeting the design criteria of existing retention facilities, such that it meets the local hydrologic requirements.

Flood Hazard: Being located in an area with reduced flood risk according to FEMA FIRM Panel Number 06065C2206G, where the flood risk is reduced, the proposed retreat facilities would not introduce structures or facilities to a Special Flood Hazard Area (SFHA), where the risk of inundation is considered to be higher. The proposed storm drain system will meet the local MS4 and City requirements by including the properly



sized conveyance systems and meeting the design criteria of existing retention facilities, such that it meets the local hydrologic requirements. Further study of this topic with the supported findings will be provided in the DEIR.

Tsunami: The project is not located near any coastal areas and therefore is not prone to tsunami hazards. No impacts or further study is needed.

Seiche Zone: Although the project is not located in any mapped seiche zones, such as those associated with large bodies of water, the proposed golf course setting includes artificial lakes. Further study in the EIR will assess the likelihood of seiche effects from these water features in relation to the proposed retreat and hospitality facilities.

Risk Release of Pollutants: The proposed land uses and facilities for retreat and hospitality-like operations is not expected to involve the storage or handling of substantial amounts of chemicals, petroleum products or other hazardous materials, such that pollutant release would occur in the event of inundation. Less than significant impacts are anticipated.

Further Study: In summary, above specified topics will be subject to further study as part of the DEIR to disclose fully supported findings, along with any mitigation deemed necessary.

- e) **Potentially Significant Impact.** As discussed previously, the project proponent is required to implement the required compliance plans appropriate for the scale and nature of the proposed facilities in order to be consistent with the Whitewater River Region Water Quality Management Plan for Urban Runoff, Whitewater River Watershed MS4 Permit.

Further Study: The aspect of stormwater management and water quality measures will be further studied in the DEIR to result in supported findings.



11. LAND USE AND PLANNING - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Rancho Mirage General Plan 2017 Update.

- a) **No Impact.** The project property currently operates as a private estate with golf course and recreational amenities. The Porcupine Creek property lies north and east of the Santa Rosa Mountains and west of the Magnesia Falls Cove, a Medium Density Residential neighborhood. The project is proposing the construction and renovation of the site as a retreat with up to a total of 50 studio, single-bedroom, and multi-bedroom keys, and associated upgrades, which includes a modified main house, a new restaurant and dining deck, an upgraded spa complex, additional casitas and villas, additional hotel related facilities, and a rerouted 18-hole golf course. The proposed project will remain within the boundaries of the existing Porcupine Creek property. No offsite improvements are anticipated. Therefore, project implementation is not anticipated to divide an established community.

Further Study: The proposed project currently exists within the Porcupine Creek property. Development outside of the property is not proposed, therefore, the proposed project will not physically divide an established community.

- b) **Potentially Significant Impact.** The project's General Plan and Zoning designation is classified as Very Low Density Residential (R-L-2), Private Open Space (OS-PV), and Floodways and Drainage Channels (OS-W). As a part of the entitlement process, the project will submit a Specific Plan (SP), a Development Agreement (DA), a General Plan Zoning Map Amendment (GPZMA), a Preliminary Development Plan Permit, and a Lot Line Adjustment (LLA). The SP will cover the entire 191-acre site to provide a comprehensive set of development guidelines, allowable uses, and development standards. The DA will accompany the SP and establish special terms beneficial and mutually agreeable to both the City and the property owner to facilitate project development and to vest the project approvals. The GPZMA will amend the General Plan land use designation and zoning from R-L-2 and OS-PV to "Specific Plan", with an underlying zoning designation of Resort Hotel (Rs-H). The Preliminary Development Plan Permit will ensure that project architecture, landscape, and site design have been reviewed by the Architectural Review Board (ARB), Planning Commission and City Council, and are consistent with the SP. The Lot Line Adjustment will adjust existing parcel lines to create a single legal parcel for the Specific Plan property and separate legal parcels for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP)/Measure V Mountainous Lands located outside of the SP boundary and excluded from the project entitlements.

Further Study: The proposed project's consistency with the Rancho Mirage General Plan and land use policies will be analyzed in further detail in the Porcupine Creek Retreat Specific Plan Draft Environmental Impact Report.



12. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Rancho Mirage General Plan EIR, 2005.

- a-b) **No Impact.** The mineral resources that attribute to the Coachella Valley desert floor primarily consists of sand, gravel (aggregate) and other important mineral deposits that have eroded from the surrounding mountains and hills. To ensure the protection of important mineral resources, the Surface Mining and Reclamation Act of 1975 (SMARA) developed mineral land classification maps and reports to identify the presence or absence of suitable sources of aggregate (sand, gravel or stone deposits) into Mineral Resource Zones. According to a Classification Map, the project site is designated within Mineral Resource Zone 3 (MRZ-3). This specific zone identifies areas where the significance of mineral resources are undetermined based on available information, and thus contain no known mineral resources of significant value.

Similar to the Mineral Resources Land Classification Map, the Rancho Mirage General Plan Environmental Impact Report (EIR) also acknowledges the lack of significant mineral resources on the project site in their Mineral Resource Zones Map (Figure 5.9-1, 2005). According to this map, there is no evidence that a significant mineral deposit is present at the project site.

Conclusively, no impacts are expected as a result of project implementation.

Further Study: The project is not anticipated to result in the loss of availability of a known mineral resource or a locally important mineral resource recovery site due to the project's location within a mineral resource zone 3, and its previously developed condition. No further study is required.



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

Source: Rancho Mirage General Plan 2017 Update, Rancho Mirage Municipal Code.

- a) **Potentially Significant Impact.** The Porcupine Creek property currently operates as a private residence and golf club. The Porcupine Creek Retreat Specific Plan project proposes to develop a retreat with up to a total of 50 keys, a modified main house, new reception building, a new restaurant, upgraded spa and fitness complex, additional casitas and villas, supporting retreat related facilities, staff and back of house facilities, a rerouted 18-hole golf course, and additional landscaped enhancements. Construction and operation of the proposed project could lead to some incremental increase in noise levels in the project vicinity.

Further Study: A project specific Noise Study will be completed for the Porcupine Creek Retreat Specific Plan. The Noise Study will analyze project-related noise impacts, which will be further discussed in the project's Draft Environmental Impact Report (DEIR).

- b) **Potentially Significant Impact.** It is likely that development of the proposed Porcupine Creek Retreat Specific Plan project may lead to temporary increases of groundborne vibration during construction of the project.

Further Study: A project specific Noise Study will be completed for the Porcupine Creek Retreat Specific Plan. The Noise Study will analyze project-related vibration impacts, which will be further discussed in the Porcupine Creek Retreat Specific Plan DEIR.

- c) **No Impact.** The closest airport to the project site is the Palm Springs International Airport, located at 3400 East Tahquitz Canyon Way, approximately 6.25 miles from the Porcupine Creek property. The project site is located outside of the 70, 65 and 60 CNEL noise contours associated with the airport facility. Furthermore, the Palm Springs Airport Land Use Plan does not identify the project as being located within its planning area.

Further Study: Due to the project's distance from the Palm Springs International Airport, the project site is not anticipated to expose people residing or working in the project area to excessive noise. No impacts are expected.



14. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **No Impact.** As previously discussed throughout this document, the project is proposing the construction and renovation of approximately 191 acres of the Porcupine Creek estate. The proposed retreat will contain up to a total of 50 studio, single-bedroom, and multi-bedroom “keys”, modify the main house, construct a new restaurant and dining deck, upgrade the spa complex, add additional casitas and villas, upgrade and add retreat related facilities, and reroute a 18-hole golf course. The project currently provides vacation housing to the owner of the Porcupine Creek property, and conversion to a retreat is not anticipated to induce substantial unplanned population growth in the area.

Further Study: The proposed project may encourage some limited relocation for employment; however, the total number of anticipated employees is relatively small, given the max retreat size of 50-keys. The project currently has a residential component that will be modified, and additional keys are proposed for temporary guests. No new extensions of roads or other infrastructure will be associated with the project, and the project will not induce substantial unplanned population growth. Therefore, further study is not required.

- b) **No Impact.** The proposed Porcupine Creek Retreat Specific Plan will not displace existing housing, affordable housing, or people. No impacts are expected.

Further Study: No further study is required since the project is a private estate and does not currently house a substantial number of people.



15. PUBLIC SERVICES –	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: City of Rancho Mirage Fire and Police Department Website, City of Rancho Mirage 2017 General Plan Update, U.S. Census Bureau Quick Facts, 2017 Rancho Mirage General Plan EIR Addendum, Fee Justification Study

- a) **Fire**
Potentially Significant Impact. The Riverside County Fire Department (RCFD), under contract with the City of Rancho Mirage, provides 24-hour fire protection and emergency medical services to the City. The project site is fully developed and currently receives fire services. The project is proposing to develop a retreat with up to a total of 50 studio, single bedroom, and multi-room keys. Additionally, the project would include a modified main house, a new restaurant and dining deck, an upgraded spa complex, and additional retreat related facilities, and a rerouted 18-hole golf course. The project may result in an incremental increase to the demand for fire services.

Further Study: The City exacts a development fee on all new development within the City to finance public facilities which goes towards the funding of fire facilities, and the City collects tax revenues to help fund fire services. The project is expected to generate additional transit occupancy tax and sales tax revenue that contributes to the City's general fund, and the project's incremental increase in demand for fire services will be analyzed in the Porcupine Creek Retreat Specific Plan project Draft Environmental Impact Report (DEIR).

Police
Potentially Significant Impact. Law enforcement services are provided to the City of Rancho Mirage through a contractual agreement with Riverside County Sheriff's Department. The Sheriff's department provides 24-hour municipal police services associated with a City police department. As previously discussed, the project site is fully developed and is part of an existing service area for the Sheriff's department. The increase to a total of up to 50 keys as part of the proposed retreat may cause an incremental increase in the demand for police protection services.

Further Study: City exacts a development fee on all new development within the City to finance public facilities and collects tax revenues which go towards the funding of police services. The project is expected to generate additional transit occupancy tax and sales tax revenue that contributes to the City's general fund, and the project's incremental increase in demand for police services will be evaluated in the DEIR.



Schools

No Impact. The City of Rancho Mirage is served by two school districts; the Palm Springs Unified School District (PSUSD) serves the majority of the City, and the Desert Sands Unified School District (DSUSD) serves the portion of the City that lies south of Frank Sinatra and east of Bob Hope Drive. The proposed project site is within the boundary of the PSUSD. The project site is a private residential estate that is not utilized as a primary residence and does not generate school age children. The project is proposing to develop up to 50 additional studio, single bedroom, and multi-room keys as part of a private retreat. Occupancy of these additional rooms would be transitory, and any additional employment generated by the project would not be expected to draw a substantial number of new residents that would generate school age children requiring public education.

Although the project will not create a direct demand for school services, Assembly Bill 2926 and Senate Bill 50 (SB 50) allow school districts to collect “development fees” for all new construction for residential/commercial and industrial use. At the time of writing, developer fees are \$3.79/sq.ft. for residential and \$0.61/ sq.ft for commercial. Monies collected are used for construction and reconstruction of school facilities. The project applicant will be required to contribute to these fees and there would be no impacts to schools. No further analysis is needed.

Further Study: The project applicant will be required to contribute developer fees for school facilities, and there would be no impacts to schools. No further analysis is required.

Parks

No Impact. The City of Rancho Mirage provides both public and private parks, open space and multi-city recreational facilities with various amenities. As discussed in the Recreation Section of this document, the proposed project would not create additional demand for public park facilities, nor result in the need to modify existing or construct new park facilities. Porcupine Creek provides guests with convenient access to a variety of high-quality open space and recreational amenities without leaving the property.

Further Study: The project proposes to build upon existing open space and recreational amenities to enhance the retreat experience. Therefore, no impacts to parks would occur, and no further analysis is needed.

Other Public Facilities

No Impact. No increase in demand for government services or other public facilities is expected beyond those discussed in this section.

Further Study: No further analysis is needed.



16. RECREATION –	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-b) **No Impact.** The City oversees five parks that are a mix of mini and local parks. The Porcupine Creek property currently operates as a private residence and golf club and is not open for public access. Recreational uses proposed for the project includes a new restaurant and dining deck, an upgraded spa complex, additional casitas and villas, upgraded and additional retreat related facilities and a rerouted 18-hole golf course. The dining, golf, and spa facilities will be available to retreat guests only.

The project's recreational amenities are designed to meet the needs of retreat guests such that use of existing City parks is not anticipated. Accordingly, no increased use of existing park facilities that could accelerate their physical deterioration is anticipated.

Further Study: The project is not anticipated to increase the use of existing parks since the project is proposing private recreational facilities to meet the needs of all guests, and the modest increase in jobs created by the retreat is not expected to attract any meaningful increase in residents to the City who would use the existing park facilities. Therefore, further study is not required.



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

- a) **Potentially Significant Impact.** The Project would generate traffic during both construction and occupancy. The traffic generated by the proposed retreat would generate traffic that could affect the performance of the circulation system of the area.

The City of Rancho Mirage has adopted policies, ordinances and plans which address the performance of the circulation system. The County of Riverside has adopted a Congestion Management Program that includes performance standards for major transportation corridors in the County.

Further Study. A detailed traffic impact analysis (TIA) will be prepared for the proposed project. The TIA will evaluate the impacts of the proposed Project on the circulation system surrounding the retreat. The TIA and the Draft Environmental Impact Report (DEIR) will discuss the analysis of this topic, including project impacts and any mitigation, if required.

- b) **Potentially Significant Impact.** The Project would generate traffic during occupancy that could increase the Vehicle Miles Travelled in the area (VMT). The State of California, the County of Riverside and the City of Rancho Mirage have adopted policies, ordinances and plans which address the reduction of VMT in the State and the Vicinity.

Further Study. A detailed traffic impact analysis (TIA) will be prepared for the proposed project. The TIA will evaluate the impacts of the proposed Project on area VMT. The Porcupine Creek Retreat Specific Plan project DEIR will discuss the analysis of this topic and incorporate the results of the TIA, including project impacts and any mitigation, if required.

- c), d) **Potentially Significant Impact.** The Project would generate traffic during occupancy that could increase design and circulation related hazards onsite and in the vicinity. The City of Rancho Mirage, County Fire and County Sheriff's Department have adopted policies, ordinances and plans which address the reduction of design hazards and impacts to hazard response.

Further Study. As stated previously, a detailed traffic impact analysis (TIA) will be prepared for the proposed project. The TIA will evaluate the potential impacts of the proposed Project design on the surrounding area and on emergency services. The DEIR will analyze this topic and will incorporate the results of the TIA, including project impacts and any mitigation, if required.



18. TRIBAL CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project cause a substantial Adverse change in the significance of a Tribal cultural resource, defined in Public Resource Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local Register of historical resources as defined in Public Resource Code Section 5020.1(k), or:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Potentially Significant Impact.** As previously discussed in the Cultural discussion of this document, the project site is fully developed, and prior to that development, an archaeological assessment was prepared, and the recommended mitigation was implemented as documented in the Archaeological Mitigation Report dated May 21, 1997, prepared by CRM Tech. A total of eight rock cairn sites were identified on and around the project site, which were mitigated by a combination of data recovery and preservation in place. No evidence of additional tribal cultural resources has been found on site. A project specific cultural resources report will be prepared by a qualified archaeologist to determine the likelihood for presence or absence of additional tribal cultural resources, as well as any potentially significant impacts on the previously identified sites. The results will be analyzed in the Porcupine Creek Retreat Specific Plan project Draft Environmental Impact Report (DEIR).

Further Study: A project specific cultural resources report will be prepared by a qualified archaeologist to evaluate any potentially significant impacts to tribal cultural resources. The results of the cultural resources report will be analyzed in the DEIR.

- b) **Potentially Significant Impact.** As described above, Native American cultural resources have been found on the project site, and the impacts of the existing development on those resources was previously analyzed and mitigated. In addition, a project specific cultural resources report will be prepared by a qualified archaeologist to determine the likelihood for presence or absence of any additional Native American resources and any potentially significant impacts thereto.

Further Study: The results of the cultural resources report will be analyzed in the DEIR.



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

- a) **Less than Significant Impact.** The project site is fully developed and currently receives water, wastewater, electrical power, natural gas and telecommunications services. The sites storm drain system includes facilities which have been sized to provide enough storage for the 100-year controlling storm event. The project would extend utilities to the new construction areas and the extension of these services will occur within the projects existing footprint. The drainage concept is intended to utilize and augment existing drainage features and infrastructure. A series of lakes, low points, and retention areas throughout the project site are designed to capture surface runoff from the 100-year storm and convey it to the adjacent regional stormwater facilities. No new or expanded off-site water, wastewater, electric power, natural gas, or telecommunications facilities will need to be constructed or relocated. Therefore, impacts would be less than significant. No further analysis is needed.

Further Study: No new or expanded offsite water, wastewater, electric power, natural gas, or telecommunications facilities will need to be constructed or relocated, and all on-site facilities will be installed within the existing development footprint. Therefore, impacts would be less than significant. No further analysis is needed.

- b) **Potentially Significant Impact.** Groundwater is the primary source of domestic water supply in the Coachella Valley. The Coachella Valley Water District (CVWD) is the largest provider of potable water in the valley and currently provides potable water to the project site. The existing connection to the CVWD public water system on Dunes View Road will remain in place. The golf course and open space areas are irrigated with non-potable water from an existing private well located off-site. The proposed project is expected to increase the demand to the property's existing water use.

Further Study: The Draft Environmental Impact Report (DEIR) will analyze the impact and demand against the available water supplies in CVWD's Urban Water Management Plan.



- c) **Potentially Significant Impact.** CVWD operates 6 water reclamation plants and maintains more than 1,000 miles of sewer pipelines and more than 30 lift stations that transport wastewater to the nearest treatment facility and nearly 6.3 billion gallons of wastewater is treated yearly. The project site is fully developed and wastewater generated by the project is conveyed to CVWD Wastewater Reclamation Plant Number 10 in Palm Desert (WRP-10). The project proposes to augment the private network of on-site sewer lines to accommodate the new construction. This upgraded interior system will continue to use the existing sewer connection on Dunes View Road in addition to constructing two additional sewer connections to the public sewer system. The proposed project would increase the demand on wastewater.

Further Study: The DEIR will analyze the projects wastewater demand against the capacity of the CVWD WRP-10 and existing sewer lines.

- d) **Potentially Significant Impact.** Solid waste disposal and recycling services for the City of Rancho Mirage is provided by Burrtec. Solid waste and recycling collected from the proposed project will be hauled to the Edom Hill Transfer Station. Waste from this transfer station is then sent to a permitted landfill or recycling facility outside of the Coachella Valley. These include Badlands Disposal Site, El Sobrante Sanitary Landfill and Lamb Canyon Disposal Site.

Further Study: The DEIR will analyze the capacity of these existing landfills and the potential solid waste generated by the project.

- e) **No Impact.** The project will comply with all applicable solid waste statutes and guidelines. All development is required to comply with the mandatory commercial and multi-family recycling requirements of Assembly Bill 341. The project will also comply with the recycling requirements of Cal Green and develop a waste management plan that will include diverting at least 50% of construction and demolition material fill from landfills. No impacts are expected relative to applicable solid waste statutes and regulations. No further analysis is needed.

Further Study: No impacts are expected relative to applicable solid waste statutes and regulations. No further analysis is needed.



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

- a) **Potentially Significant Impact.** The project site currently operates as a private estate and golf course, located adjacent to the Santa Rosa Mountains and approximately 0.50 miles southwest of Highway 111. The project sits in between an urban context in the City, which includes residential and commercial uses to the east, and an undeveloped context to the west and south, which includes the Santa Rosa Mountains.

Further Study: Project development is not anticipated to substantially impair an adopted emergency response plan or evacuation plan since the site is currently developed. However, impacts of project implementation will be further discussed in the Draft Environmental Impact Report (DEIR).

- d) **Potentially Significant Impact.** The project site is located adjacent to the Santa Rosa Mountains, classified by the land use category Mountain Reserve (MR). The Santa Rosa Mountains around the project site are not developed and are characterized by scattered low-lying vegetation.

Further Study: Wildfire spread due to slope, prevailing winds, and other factors will be analyzed in greater detail in the Porcupine Creek DEIR, in order to determine whether impacts will be significant.

- e) **Potentially Significant Impact.** The project property is currently developed and operates as a private residence with recreational uses, such as a golf course, tennis courts, and pool and spa facilities. The project proposes to develop additional keys and amenities for future guests staying on the property.

Further Study: The project property is currently equipped with infrastructure, and project development will not include the installation of additional infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. However, this will be examined in further detail in the Porcupine Creek Retreat Specific Plan project DEIR.

- f) **Potentially Significant Impact.** The project property is located in an area with moderate fire threat according to Exhibit 27, Fire Threat Map, in the City General Plan. Per this exhibit, areas surrounding the project property to the west and south are classified as having a moderate and high fire threat.

Further Study: The impacts of downslope or downstream flooding or landslides at the project site as a result of runoff, post-fire slope instability, or drainage changes will be analyzed in the DEIR.



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

- a) **Potentially Significant Impact.** Although the project site is fully developed, and under its existing conditions has little potential to support sensitive plant and wildlife species, the projects biological impacts shall be analyzed in a site specific biological technical report. The results will be analyzed in the project's EIR. As discussed in the Cultural Resources section of this document, there are no known historical or prehistorical resources on-site under the existing developed conditions that have not already been mitigated prior to development of the existing improvements.

Further Study: A site-specific biological and cultural resources investigation shall be conducted for the project site and the results will be analyzed in the Porcupine Creek Retreat Specific Plan Draft Environmental Impact Report (DEIR).

- b) **Potentially Significant Impact.** The construction and operation of the proposed project has the potential to have cumulative impacts.

Further Study: The DEIR will analyze the projects potential to result in cumulative impacts.

- c) **Less than Significant.** The proposed project will not result in impacts related to environmental effects that will cause substantial adverse effects on human beings. The project is compatible with existing and surrounding uses and will comply with established design guidelines and current building standards. Impacts would be less than significant.

Further Study: The project is compatible with existing and surrounding uses and will comply with established design guidelines and current building standards. Impacts would be less than significant and no further study is required.