

**6.0**

**MANDATORY FINDINGS  
OF SIGNIFICANCE**

THIS PAGE IS INTENTIONALLY BLANK

This section discusses the mandatory findings of significance under CEQA. These include significant effects that could not be mitigated to less than significant levels, the irreversible/irretrievable commitment of resources, the balance between short- and long-term uses of the environment, growth-inducing impacts, and cumulative impacts.

## **6.1 SIGNIFICANCE CRITERIA**

- 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?
- 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.)
- Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

## **6.2 ENVIRONMENTAL IMPACTS**

As discussed in Section 4.0 of this PEA, the Proposed Project would not 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.

The Proposed Project does not have the potential to degrade the quality of the environment, except for air quality. Air quality impacts would be significant based on the SCAQMD significance thresholds for NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> even with the implementation of all feasible APMs. Significant impacts to air quality would likely occur during project construction associated with the Proposed Project. Significant impacts are based on daily thresholds, and these impacts would be temporary. All air quality impacts associated with construction of the Proposed Project would cease after site preparation. There would be no long-term impacts to air quality from the Proposed Project.

## **6.3 CUMULATIVE IMPACT ANALYSIS**

CEQA requires lead agencies to consider the cumulative impacts of proposals under their review. Section 15355 of the CEQA Guidelines defines cumulative impacts as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." A cumulative impact "consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts" (Section 15130[a][1]). The cumulative impact analysis "would

examine reasonable, feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects" (Section 15130[b][3]).

Section 15130 (a)(3) also states that an environmental document might determine that a project's contribution to a significant cumulative impact would be rendered less than cumulatively considerable, and thus not significant, if a project were to be required to implement or fund its fair share of mitigation measure(s) designed to alleviate the cumulative impact.

### 6.3.1 Projects Analyzed for Cumulative Impacts

This analysis addresses the potential for the Proposed Project to contribute to a cumulative impact based on a list of related projects in the area. Consistent with CEQA Guidelines Section 15130, a project could have a significant cumulative impact if a change in the environment resulted from the incremental impact of the Proposed Project when added to other closely related past, present, and probable future projects. Table 6-1: Related Projects List, identifies projects that are planned for, under construction, or are reasonably foreseeable within a 1-mile radius of the Proposed Project.

<b>TABLE 6-1: RELATED PROJECTS LIST</b>			
<b>Project</b>	<b>Description and Location</b>	<b>Status</b>	<b>Distance</b>
43@Racquet Club	Subdivision of 4.69 acres to build 43 single-family residences at the northwest corner of Racquet Club and Zanjero roads.	Under Construction	0.5 mile from Farrell-Garnet Alternative #3
AMOP – Rancho Mirage, Ltd.	Subdivision of 7.68 acres into office condominiums. Location: northeast corner Bob Hope Drive at Via Marta (APNs 618-550-025, -026, -009).	Under Construction	0.8 mile from pole reconfiguration at Bob Hope Drive and Dinah Shore Drive
Ann Miller	To divide property into two lots at Via Vail, between Via Josefina and Rancho Vista Lane.	Final Map Approval	0.3 mile from pole reconfiguration at Bob Hope Drive and Dinah Shore Drive
Basic Capital	23,500-square-foot office building.	Approved	1.1 miles from Proposed Mirage-Santa Rosa Route #4
Bell Enterprises	A combined manufacturing and office building "Tramway Industrial Center" with towing service with a lot area of 64,680 square feet.	Approved - Pending Construction	0.4 mile from Farrell-Garnet Alternative #3
Berardi Warehouse	A 4,000-square-foot warehouse and equipment yard at 245 Radio Road.	Approved	0.2 mile from Farrell-Garnet Alternative #3
Berardi Warehouse	A 5,657-square-foot warehouse and office building that includes an open equipment rear yard at 285 Radio Road.	Approved	0.2 mile from Farrell-Garnet Alternative #3
Burgess Warehouses	Four 5,000-square-foot warehouse/office units on 1.20 acres at 3585 and 3591 Del Sol Road and 3540 and 3560 Anza Road	Approved - In Plan Check	0.25 mile from Farrell-Garnet Alternative #3
California State University/University of California, Riverside Master Plan	200 acres	Under Construction	1 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive and 1.3 miles from Proposed Mirage-Santa Rosa Route #4
Casa Verona	The subdivision of a 6.1-acre parcel of land into 25 lots on Verona Road between Verona Road Extension on the east and the Whitewater Country Club property on the west – contingent on a zone change from 0-5 to R1D.	Approved City Council	0.3 mile from Proposed Farrell-Garnet Route #1

**TABLE 6-1: RELATED PROJECTS LIST**

<b>Project</b>	<b>Description and Location</b>	<b>Status</b>	<b>Distance</b>
Catavina	Tentative Tract Map for 159 single-family homes on 18.67-acre site.	Approved	1 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive
Cathedral City RDA	Subdivision of 1 acre into 4 single-family residential lots.	Approved	0.8 mile from Eisenhower Substation
Caurro Homes	Subdivision of 5-acre site into 16 single-family lots.	Under Construction	0.4 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive
Cingular Wireless	Installation of an unmanned wireless telecommunication facility.	Under Construction	0.9 mile from pole reconfiguration at Date Palm Drive and Varner Road
Community Center	A 94,000-square-foot community center facility on 8.5-acre lot.	Approved	0.3 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive
Condominiums	Construction of a residential condominium single-story duplex of approximately 2,400 square feet at 510 Mel Avenue.	Approved by Planning Commission	0.9 mile from Farrell-Garnet Alternative #2
Contempo Homes	Development of 11.35 acres to build 39 three-bedroom single-family homes north of East Vista Chino Road and west of North Gene Autry Trail at Verona Road.	Approved by City Council	0.25 mile from Proposed Farrell-Garnet Route #1
Contempo/ Alexander Village	Proposed subdivision of 3.42 acres into 10 lots north of Via Escuela and west of North Gene Autry Trail.	Approved by City Council	Adjacent to Proposed Farrell-Garnet Route #1
Coyote Run II	A 66-unit affordable apartment development on 7.71 acres at 3801 North Sunrise Way.	Recently Completed	Adjacent to Farrell-Garnet Alternative #3
CPV Sentinel Standby Energy Project	Competitive Power Ventures, Inc., proposal for an 850-MW, gas-fired, peaking power plant that would be located in Riverside County, California.	Under CEC review	The CPV Sentinel site is 37 acres adjacent to SCE's Devers Substation north of I-10 and east of Highway 62
Darmon Real Estate Investments	Construct two contiguous industrial buildings totaling 18,991 square feet on a 1.12-acre site.	Approved	0.2 mile from Mirage-Santa Rosa Alternative #5 and 0.8 mile from reconfiguration at Portola Avenue and Gerald Ford Drive
Demundo Tile	One 19,565-square-foot showroom/warehouse and vehicle storage yard on 1.14 acres.	Under Construction	1.1 miles from pole reconfiguration at Portola Avenue and Gerald Ford Drive and 1.3 miles from Proposed Mirage-Santa Rosa Route #4
Desert AIDS Project Health & Housing Campus	A 31,422-square-foot family care center and 85 transitional housing units on 8.5 acres at the southwest corner of East Vista Chino Road and North Sunrise Way.	Under Construction	Adjacent to Farrell-Garnet Alternative #2
Desert Gateway	70-acre shopping center, 689,071-square-foot gross commercial and 70 acres subdivided into 24 parcels.	Under Construction	0.2 mile from Mirage-Santa Rosa Alternative #5 and 0.9 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive
Desert Oasis Industrial Lofts	The construction of 58 "For Sale" service and manufacturing industrial lofts with an approximate square footage of 125,000 square feet, inclusive of 7 buildings at 400 West San Rafael Road. Pending hydrology and traffic studies and reviews.	Approved by Planning Commission	0.4 mile from Farrell-Garnet Alternative #3
Desert Springs Professional Office Park	Six one-story office buildings on 6.75 acres at East Ramon Road, Calle Parocela, and Calle Santa Cruz.	Near Completion	0.6 mile from Eisenhower Substation

**TABLE 6-1: RELATED PROJECTS LIST**

<b>Project</b>	<b>Description and Location</b>	<b>Status</b>	<b>Distance</b>
Desert View East	A 5,108-square-foot warehouse/office building at 19024 Rupert Street.	Approved by Planning Commission	0.5 mile from Garnet Substation
Desert View East	A 5,108-square-foot warehouse/office building at 19070 Rupert Street.	Approved by Planning Commission	0.5 mile from Garnet Substation
Desert View East	A 5,108-square-foot warehouse/office building at 19021 Newhall Street.	Approved by Planning Commission	0.5 mile from Garnet Substation
Desert View East	A 5,108-square-foot warehouse/office building at 19069 Newhall Street.	Approved by Planning Commission	0.5 mile from Garnet Substation
Desert View East	A 5,108-square-foot warehouse/office building at 19115 Newhall Street.	Approved by Planning Commission	0.5 mile from Garnet Substation
Desert Water Agency	A 4,500-square-foot addition to an office/industrial facility and a new 3,600-square-foot stand-alone warehouse at 1200 South Gene Autry Trail.	Approved by Planning Commission	Adjacent to Eisenhower Substation
Desert Wells 237	69.26 acres subdivided into 270 single-family lots.	Approved	0.3 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive and 0.8 mile from Proposed Mirage-Santa Rosa Route #4
Destination Ramon (Wal-Mart)	A 275,000-square-foot retail shopping center on 31.12 acres that includes a 225,000-square-foot Wal-Mart store, a gas station, and a number of additional pads, ranging in size from 3,000 to 20,000 square feet at the southwest corner of East Ramon Road and Crossley Road.	Completed	0.5 mile from Eisenhower Substation
Development Resources	A 52,164-square-foot showroom/warehouse building.	Approved	Other side of I-10 from Mirage-Santa Rosa Alternative #5
Ditomaso	Construct three commercial buildings, two with drive-thru restaurants, totaling 11,400 square feet.	Approved	1 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive and 1.3 miles from Proposed Mirage-Santa Rosa Route #4
Dolce Development	38.05-acre site subdivided into 159 single-family lots, 11 lots for common area, 2 lots for school district.	Under Construction	0.5 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive and 0.5 mile from Proposed Mirage-Santa Rosa Route #4
Duplex Condominium	A proposed two-unit (1,600 square feet each), single-story, residential condominium at 2652 Junipero Avenue.	Under Construction	0.75 mile from Farrell-Garnet Alternative #3
Familian Business Park	A proposed, two-building, commercial business center with separate self-storage on 4.5 acres at 1066 North Gene Autry Trail.	Approved by Planning Commission	0.6 mile from Farrell Substation
Familian Business Park	A proposed, two-building, commercial business park on 3.5 acres at 890 North Gene Autry Trail.	Approved by Planning Commission	0.8 mile from Farrell Substation
Four-Plex	Proposed construction of four units (2 bedrooms each, 1,130 square feet) at 563 El Placer, Lot 20.	Approved, Pending Construction	0.75 mile from Eisenhower Substation

**TABLE 6-1: RELATED PROJECTS LIST**

<b>Project</b>	<b>Description and Location</b>	<b>Status</b>	<b>Distance</b>
Four-Plex	Proposed construction of four units (two bedrooms each, 1,130 square feet per unit) at 549 El Placer, Lot 22.	Approved, Pending Construction	0.75 mile from Eisenhower Substation
Four-Plex	Proposed construction of four units (two bedrooms each, 871.50 square feet per unit) at 3760 Calle De Carlos, Lot 18.	Approved, Pending Construction	0.75 mile from Eisenhower Substation
Four-Plex	Proposed construction of four units (two bedrooms each, 871.50 square feet per unit) at 4022 Calle De Carlos.	Approved, Pending Construction	0.6 mile from Eisenhower Substation
Four-Plex Apartment Building	A proposed four-plex apartment project (980-993 square feet each unit) at 3889 Calle De Ricardo.	Approved, Pending Construction	0.75 mile from Eisenhower Substation
Gene Autry Trail Widening	Gene Autry Trail will be widened from Vista Chino Avenue to the southern approach to the UPRR.	Under Construction	Adjacent to Proposed Farrell-Garnet Route #1
Gerald Ford Business Park	100,500 square-foot mixed-use retail/office center with a two-story parking structure, including one 4,500-square-foot bank, four retail/restaurant spaces totaling 16,000 square feet, 2 two-story office/retail buildings totaling 62,000 square feet.	Approved	1.2 miles from pole reconfiguration at Portola Avenue and Gerald Ford Drive and 1.4 miles from Proposed Mirage-Santa Rosa Route #4
Goble	Two contiguous industrial buildings totaling 18,846 square feet on a 1.42-acre site.	Approved	1.1 miles from pole reconfiguration at Portola Avenue and Gerald Ford Drive and 1.4 miles from Proposed Mirage-Santa Rosa Route #4
Green Path North Transmission Project (GPN)	GPN is a proposed 500 kV electrical transmission system being developed by the City of Los Angeles Department of Water and Power, IID, Citizens Energy, and the Southern California Public Power Authority. GPN is designed to access potential geothermal, solar, and wind projects in the Imperial Valley. The proposed transmission system will connect a new electrical substation near the existing Lugo Substation in Hesperia with a new substation to be built near the existing Devers Substation, tentatively called Devers II, near Palm Springs. The preferred route has not yet been determined.	The environmental review process is tentatively scheduled to begin in late 2007.	Route is not yet determined.
GRV Mirage	10 single-family lots on 5.94 acres in a gated community located on the north side of Ginger Rogers Road, approximately 700 feet east of Bob Hope Drive (APN 618-540-011).	Tentative Map Approval	0.5 mile from pole reconfiguration at Bob Hope Drive and Dinah Shore Drive
Industrial Storage Building	A 2,520-square-foot industrial storage building at 256 San Rafael Place.	Under Construction	0.2 mile from Farrell-Garnet Alternative #3
Junipero Condominiums	A proposed four-unit, single-story residential condominium (1,400 square feet each) at 2790 Junipero Avenue, Lots 35 and 36.	Under Construction	0.75 mile from Farrell-Garnet Alternative #3
Junipero Condominiums III	A proposed four-unit, single-story (1,400 square feet), residential complex at 2240 Junipero Avenue, Lots 41 and 42.	Under Construction	0.75 mile from Farrell-Garnet Alternative #3

**TABLE 6-1: RELATED PROJECTS LIST**

<b>Project</b>	<b>Description and Location</b>	<b>Status</b>	<b>Distance</b>
K. Hovnanian's Four Seasons at Palm Springs	A subdivision of 24 acres into 70 single-family residential lots.	Approved by City Council	Adjacent to Farrell-Garnet Alternative #2
K. Hovnanian's Four Seasons at Palm Springs	A subdivision of 24 acres into 70 single-family lots at 4000 North Sunrise Way and Whitewater River.	Approved by City Council	Adjacent to Farrell-Garnet Alternative #2
K. Hovnanian's Palm Springs II	A 174-unit, single-family, residential subdivision on 46+ acres at 3801 North Sunrise Way.	Under Construction	Adjacent to Farrell-Garnet Alternative #2
Khalil Ailabouni	Development of a ground-level retail building of approximately 14,151 square feet with a second-level office component (6,089 square feet) at 3201 North Indian Canyon Drive.	Approved by Planning Commission	0.1 mile from Farrell-Garnet Alternative #3
Kibby/Pele Development	3.88-acre site subdivided into 14 single-family lots.	Under Construction	0.9 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive
Lost Horse Mountain	11,395-square-foot retail/office building with a drive-through Starbucks Restaurant.	Under Construction	0.8 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive and 1.1 miles from Proposed Mirage-Santa Rosa Route #4
MacMaster	Two contiguous industrial buildings totaling 20,010 square feet on a 0.98-acre site.	Under Construction	0.3 mile from Mirage-Santa Rosa Alternative #5 and 0.7 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive
Marriott's Shadow Ridge	999 timeshares and an 18-hole golf course.	Under Construction	0.5 mile from pole reconfiguration at Portola Ave. and Gerald Ford Drive and 0.7 mile from Proposed Mirage-Santa Rosa Route #4
Metroplex One	29,950-square-foot office building.	Approved	0.3 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive and 0.4 mile from Proposed Mirage-Santa Rosa Route #4
Monterey Marketplace II, Phase I and Phase II	Approval of a 107,500-square-foot commercial retail center known as Monterey Marketplace II, Phase I (8 proposed buildings) and Phase II (6 proposed buildings) on 9.85 acres adjacent to the existing Monterey Marketplace Center on Dinah Shore Drive, east of Key Largo (APN 618-600-037).	Preliminary Development Plan Approval	0.5 mile from Mirage-Santa Rosa Alternative #5 and 0.7 mile from pole reconfiguration at Bob Hope Drive and Dinah Shore Drive
Mountain Gate II	A subdivision of 46 acres into 196 lots at Highway 111 and Gateway Drive for single-family homes.	Nearing Completion of Construction	1.1 miles from Farrell-Garnet Alternative #3
Multi-Family Residential	A two-unit (1,400 square feet each) condominium building with two-car garages at 558 Sepulveda Road.	Approved	0.5 mile from Farrell-Garnet Alternative #3
Multi-Tenant Office Buildings	The construction of a 29,800-square-foot, two-story, office building and a 17,870-square-foot, multi-tenant single-story building at 3700 East Tachevah Drive.	Under Construction	0.6 mile from Farrell Substation
Office Building	Final Development Plan for newly constructed commercial office building located at Southeast corner of Bob Hope Drive and Victory Drive.	Final Development Plan Approval	0.25 mile from pole reconfiguration at Bob Hope Drive and Dinah Shore Drive

**TABLE 6-1: RELATED PROJECTS LIST**

<b>Project</b>	<b>Description and Location</b>	<b>Status</b>	<b>Distance</b>
Office Building	6,452-square-foot addition to existing office building at 4375 Calle De Ricardo.	Under Construction	0.6 mile from Eisenhower Substation
Office Warehouse	20,000-square-foot office and warehouse at 19302 Newhall Street.	Approved by Planning Commission	0.5 mile from Garnet Substation
Pacific Pointe	Seven industrial buildings ranging from 5,000 to 50,000 square feet, totaling 143,942 square feet.	Approved	0.25 mile from Mirage-Santa Rosa Alternative #5 and 0.9 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive
Pacific Pointe Partners	Seven office buildings totaling 89,900 square feet.	Under Construction	0.2 mile from Mirage-Santa Rosa Alternative #5 and 1 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive
Palermo	Final Planned Development for a 211 unit condominium project with 10,000 square feet of retail bordered by a golf course and high-end residential town homes at the northeast corner of North Indian Canyon Drive and San Rafael Drive.	Final Map Approved by City Council	Adjacent to Farrell-Garnet Alternative #3
Palm Desert Associates	11 buildings totaling 64,707 square feet, subdivision of a 4.97-acre parcel into 11 lots.	Under Construction	Across Interstate from Mirage-Santa Rosa Alternative #5
Palm Desert Associates	9,886-square-foot industrial building.	Under Construction	Across Interstate from Mirage-Santa Rosa Alternative #5
Palm Springs 62 (The Colony)	A 62-lot, single-family, residential subdivision on 20 acres at the block bordered by Racquet Club Road, Via Escuela, Paseo De Anza, and North Hermosa Drive.	Under Construction	0.1 mile from Farrell-Garnet Alternative #2
Palm Springs Classic/Escena	The southeast corner of East Vista Chino Road and North Gene Autry Trail, includes an 18-hole golf course, a 450-unit resort hotel or vacation ownership units, and 1,450 residential units on a 460-acre site. Extension of time for final conditions of approval.	Under Construction	0.1 mile from Farrell Substation and adjacent to Farrell-Garnet Alternative #2
Palm Springs Freeway Development	To request a time extension on a 2-story, 65-unit hotel with 2 fast-food pads, parking, and signage at 610 West Garnet Avenue.	Approved	0.6 mile from Garnet Substation
Palm Springs Plumbing	Construction of a one-story, industrial and commercial warehouse, with a fenced service yard, on a 0.74-acre parcel at 1750 Executive Drive.	Approved by Planning Commission	Adjacent to Farrell Substation
Palm Springs Serenity Retreat	A 24-unit, assisted-living facility for the treatment of alcohol and drug abuse at 2095 North Indian Canyon Drive.	Approved by Planning Commission	0.8 mile from Farrell-Garnet Alternative #3 and 1 mile from Farrell-Garnet Alternative #2
Palm Springs Transfer Station and Recycling Facility	Extension of time request for a period of 2 years for a 50,987-square-foot waste transfer and recycling facility on 4.85 acres at 19 <sup>th</sup> Avenue, Orr Way, and McLane Street.	Under Construction	0.75 mile from Garnet Substation
Paolini Homes	4.68-acre site subdivided into 16 single-family lots.	Under Construction	0.75 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive

**TABLE 6-1: RELATED PROJECTS LIST**

<b>Project</b>	<b>Description and Location</b>	<b>Status</b>	<b>Distance</b>
Pedregal	Development of 132 attached condominiums on 13.9 acres using 1- and 2-story buildings at 2855 North Palm Canyon Drive and 621 Tramway Road.	Approved by City Council	0.7 mile from Farrell-Garnet Alternative #3
Peggy Ames	One 9,180-square-foot office/warehouse building.	Approved	0.3 mile from Proposed Mirage-Santa Rosa Route #4 and 0.6 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive
Ponderosa Homes II	87.45-acre site subdivided into 237 single-family lots.	Under Construction	Adjacent to pole reconfiguration at Portola Avenue and Gerald Ford Drive and 0.25 mile from Proposed Mirage-Santa Rosa Route #4
Portola Avenue Road Improvement	Road improvement north of Gerald Ford Drive.	Under Construction	Adjacent to pole reconfiguration at Portola Avenue and Gerald Ford Drive
Portola Pointe	5-acre site subdivided into 16 single-family lots.	Under Construction	0.5 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive and 1 mile from Proposed Mirage-Santa Rosa Route #4
Pres Development	16 light-industrial buildings, 174,550 square feet, on 10.21 acres.	Under Construction	0.2 mile from Mirage-Santa Rosa Alternative #5
Prest Vuksic	15,267-square-foot industrial building, including a tower element up to 34 feet in height.	Approved	0.2 mile from Mirage-Santa Rosa Alternative #5
Professional Office Building and Apartment	2,014-square-foot office and a two-bedroom apartment with covered/uncovered parking at 2679 and 2699 North Palm Canyon Drive.	Under Construction	0.7 mile from Farrell-Garnet Alternative #3
Promontory Point	86,000-square-foot, two-story medical/general office building with a parking structure.	Approved	Across Interstate from Mirage-Santa Rosa Alternative #5
PS Avenida Caballeros-San Rafael/Murano	Subdivision of 20 acres into 57 residential lots and internal streets north of Francis Drive, south of San Rafael Drive, and east of North Avenida Caballeros.	Under Construction	Adjacent to Farrell-Garnet Alternative #3
Rick Evans	111,800-square-foot retail, 3-story 140-room hotel, 122,000-square-foot single-story garden office complex.	Under Construction	0.8 mile to pole reconfiguration at Portola Avenue and Gerald Ford Drive and 1.2 miles from Proposed Mirage-Santa Rosa Route #4
Robert Mighter	Tentative tract map for 49 residential lots on 8.63 acres.	Approved	2.2 miles to pole reconfiguration at Portola Avenue and Gerald Ford Drive
Sahara Commercial Retail Center	(Major) Modification to lower elevation 1-foot from previously approved grading plans. Build a retail shopping center consisting of Walgreen's Drug Store (requesting a prescription drive-through pick-up facility) and 3 other free-standing buildings located at the southeast corner of Bob Hope Drive and Dinah Shore Drive (APN 618-520-039).	Preliminary Development Plan Approval	Adjacent to pole reconfiguration at Bob Hope Drive and Dinah Shore Drive

**TABLE 6-1: RELATED PROJECTS LIST**

<b>Project</b>	<b>Description and Location</b>	<b>Status</b>	<b>Distance</b>
Sares Regis Group	GPA from low-density residential (3 to 5 dwelling units per acre) to high-density residential (7 to 18 dwelling units per acre), Change of Zone from PR-5 (Planned Residential, 5 units per acre) to PR-13 (13 units per acre), Precise Plan/Conditional Use Permit and Tentative Tract Map for the construction of 320 residential condominium units on a 25-acre site on the north side of Gerald Ford Drive.	Under Construction	0.75 mile to pole reconfiguration at Portola Avenue and Gerald Ford Drive and 0.75 mile to Proposed Mirage-Santa Rosa Route #4
SCE Concho 115/12 kV Substation	SCE will add one 12 kV circuit. The new circuit will likely head west and north of the substation (6/1/2010).	Approved, Pending Construction	Within the Concho Substation
SCE Devers 115/12 kV Substation	SCE will construct a new substation within the current Devers Substation property with one 28 MVA transformer and two 12 kV circuits. The substation work will take place inside the existing Devers substation (6/1/2010).	Approved, Pending Construction	Within the Devers Substation
SCE Farrell 115/12 kV Substation	SCE will add one 28 MVA transformer and two 12 kV circuits. This bank increase will take place inside Farrell Substation. One circuit will likely head south and one circuit will likely head west. (6/1/2009).	Approved, Pending Construction	Within the Farrell Substation
SCE Indian Wells 115/12 kV Substation	SCE will add one 12 kV circuit. The new circuit will likely head west and north of the substation (6/1/2010).	Approved, Pending Construction	Within the Indian Wells Substation
SCE Mirage 115/12 kV Substation	SCE will construct a new substation within the Mirage Substation property with one 28 MVA transformer, two 12 kV circuits, and 4.8 MVAR of capacitors (6/1/2011).	Approved, Pending Construction	Within the Mirage Substation
Scotelle Office Building	Five office buildings totaling 53,662 square feet.	Under Construction	1.75 miles to pole reconfiguration at Portola Avenue and Gerald Ford Drive
Self-Storage/Recreational Vehicle Storage Warehouse	A 127,672-square-foot, air-conditioned storage facility on 4.9 acres at 1000 South Gene Autry Trail.	Recently Completed	Across street from Eisenhower Substation
Service/Manufacturing Building	Demolition of existing building and construction of a 10-unit service and manufacturing facility with adjunct improvements on a site area of approximately 44,516 square feet at 530-550 Vella Road.	Approved, Construction Pending	0.5 mile from Eisenhower Substation
Single-Family Homes	Construction of a 4,412-square-foot luxury-size single-family home at 2110 Leonard Road.	Under Construction	1 mile from Farrell-Garnet Alternative #3
Single-Family Residential Subdivision	The subdivision of 0.52 acre for three single-family residences on 0.51 acre at the NEC of Los Feliz and Sepulveda.	In Plan Check, Construction Pending	0.6 mile from Farrell-Garnet Alternative #3
Sprint Nextel for San Rafael California 5308B	Expansion of existing wireless facility for two additional antennas per sector and additional equipment screened with a CMU wall and landscaping at 2101 Sahara Road.	Recently Completed	Adjacent to Farrell-Garnet Alternative #2

**TABLE 6-1: RELATED PROJECTS LIST**

<b>Project</b>	<b>Description and Location</b>	<b>Status</b>	<b>Distance</b>
Spyder Business Center	Five industrial office buildings totaling 68,198 square feet.	Approved	Across Interstate from Mirage-Santa Rosa Alternative #5 and 0.2 mile from Proposed Mirage-Santa Rosa Route #4
Stantec Consulting	Subdivide PM 34371 (4.068 acres) into 5 commercial lots located at the southeast corner of Dinah Shore Drive and Bob Hope Drive (APN 618-520-039)	Tentative Map Approval	Adjacent to pole reconfiguration at Bob Hope Drive and Dinah Shore Drive
Stonecrest	A 43,446-square-foot office/warehouse complex on Lot 34.	Approved	Across Interstate from Mirage-Santa Rosa Alternative #5
Strebe Consolidated Trust	A 19-lot, single-family, residential subdivision north of Tachevah Drive between North Avenida Caballeros and North Sunrise Way.	Under Construction	0.5 mile from Farrell-Garnet Alternative #2
Summit	Construct 247 residential condominium units on a 20-acre site.	Approved	0.3 mile to Mirage-Santa Rosa Alternative #5 and 0.5 mile from Proposed Mirage-Santa Rosa Route #4
Sunny View Modern Homes	A 30-unit, two-story, townhome project on approximately 2.12 acres at the northeast corner of North Indian Canyon Drive and Sunny View Drive.	Under Construction	0.2 mile from Farrell-Garnet Alternative #3
Tangerine/Via Escuela Land Partners	Construction of 12 townhomes at the southwest corner of Via Escuela and North Palm Canyon Drive.	Under Construction	0.8 mile from Farrell-Garnet Alternative #3
Taylor Woodrow	Construct a 755-unit residential projects, 605 condominium/single-family units (Taylor Woodrow Homes) and 150 apartment units (Emerald Brook LLC) on 79.6 acres.	Under Construction	1.6 miles to pole reconfiguration at Portola Avenue and Gerald Ford Dr. and 1.9 miles to Proposed Mirage-Santa Rosa Route #4
The Springs	Subdivision of a 37-acre parcel into 8 parcels for commercial and retail use at the northeast corner of East Ramon Road and South Gene Autry Trail.	Approved by City Council	0.5 mile from Eisenhower Substation
The Springs	A proposed Planned Development District to develop 37 acres into a 50,000-square-foot shopping center, including Home Depot, at the northeast corner of East Ramon Road and South Gene Autry Trail.	Under Construction	0.5 mile from Eisenhower Substation
The Vineyards	Construct 260 apartments on 19.6-acre site.	Approved	1 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive
T-Mobile USA/All Valley Storage	Proposal for a 60-foot top-of-antenna commercial communications facility at existing All Valley Storage at 3455 North Indian Canyon Drive.	Under Construction	Across the street from Farrell-Garnet Alternative #3
T-Mobile/SCE Farrell Substation	Proposal to construct, operate, and maintain a 60-foot commercial communication antenna designed as a monopole in a 200-square-foot lot area and four radio cabinets at 1955 Executive Drive.	Under Construction	Adjacent to Farrell Substation
Trans West	Subdivide 9.69 acres into 32 single-family lots (8,749 minimum lot size) located on east and west sides of Shepherd Lane, 2,400 feet north of Frank Sinatra Drive.	Approved	0.6 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive and 1.1 miles from Proposed Mirage-Santa Rosa Route #4

**TABLE 6-1: RELATED PROJECTS LIST**

<b>Project</b>	<b>Description and Location</b>	<b>Status</b>	<b>Distance</b>
Trans West	Subdivide 9.73 acres into 32 single-family lots (8,749 minimum lot size) located on east and west sides of Shepherd Lane.	Under Construction	0.6 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive and 1.1 miles from Proposed Mirage-Santa Rosa Route #4
University Park	Construct 244 single-family homes on 42.2-acre site.	Approved	Adjacent to pole reconfiguration at Portola Avenue and Gerald Ford Drive
University Park	Tentative Tract Map for 141 single-family homes.	Approved	0.3 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive
University Park	Tentative Tract Map for 72 single-family homes on 81.6-acre site.	Approved	0.5 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive
Up-Town Village	A cluster-type residential development of seven units on 0.79 acre at West Via Olivera and Zanjero roads.	Approved by City Council	0.7 mile from Farrell-Garnet Alternative #3
USACE Whitewater River Basin Thousand Palms Flood Control Project	Removal of 2,800 acres of land and over 9,600 residents from an alluvial floodplain in the Thousand Palms area to protect against flooding and to preserve a long-term sand supply for the Coachella Valley Fringe-toed Lizard.	Approved	Within 1 mile of the Proposed 220 kV Devers-Coachella Valley Loop-In, the Proposed Mirage-Santa Rosa Route #4, and Mirage Substation
Valley Center Business Park	Five, two-story buildings totaling 166,000 square feet on 10.56 acres.	Under Construction	0.9 mile from pole reconfiguration at Portola Avenue and Gerald Ford Dr. and 1.2 miles from Proposed Mirage-Santa Rosa Route #4
Verizon/Warehouse Reporting Center	The construction of a 6,000-square-foot pre-engineered office and warehouse building in re-development project area 4 at 979 South Gene Autry Trail.	Under Construction	Across Street from Eisenhower Substation
Versailles	Subdivide 105 acres into 246 single-family residential lots. Location: north of Gerald Ford Drive between Key Largo Avenue and Monterey Avenue (APN 618-500-021).	Under Construction	1.2 miles to pole reconfiguration at Bob Hope Drive and Dinah Shore Drive and 1.1 miles to reconfiguration at Portola Avenue and Gerald Ford Drive and 0.8 mile from Mirage-Santa Rosa Alternative #5
Versailles (Phase III)	Develop T29065 (Versailles Phase III), 30.96 acres, into 78 single-family residences (90 lots) (last phase of project), at the northwest corner of Monterey Avenue and Gerald Ford Drive.	Under Construction	1.2 miles to pole reconfiguration at Bob Hope Drive and Dinah Shore Drive and 1.1 miles to pole reconfiguration at Portola Avenue and Gerald Ford Drive and 0.8 mile from Mirage-Santa Rosa Alternative #5
Vista San Jacinto	A planned development for detached single-family homes in a 32-lot subdivision on 5.95 acres at Radio Road and Las Vegas Road west of North Indian Canyon Drive.	Approved, Under Construction	0.25 mile from Farrell-Garnet Alternative #3
W.L. Homes	Construct 195 residential condominium units, private recreation facilities, and a public park site on 26.83 acres.	Approved	0.9 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive and 1.2 miles from Proposed Mirage-Santa Rosa Route #4

<b>TABLE 6-1: RELATED PROJECTS LIST</b>			
<b>Project</b>	<b>Description and Location</b>	<b>Status</b>	<b>Distance</b>
Walgreens	A 14,820-square-foot retail/commercial pharmacy on 1.56 acres, with a drive-through, at the northeast corner of East Vista Chino Road and North Sunrise Way.	Recently Completed	Adjacent to Farrell-Garnet Alternative #2
Warehouse Building/Retail	A 27,926-square-foot two-story building for selling and warehousing stone products, with 2,985 square feet of office space, at 63695 Orr Way.	Approved	0.5 mile from Garnet Substation
Westin Vacation Club/Vistana	Subdivide 20.02 acres into 10 timeshare lots. Location: immediately east of the Westin Mission Hills Resort Hotel. (APN 676-220-008).	Under Construction	Adjacent to pole reconfiguration at Bob Hope Drive and Dinah Shore Drive
Williams Road Industrial Building	A new 10,642-square-foot, four-unit, industrial service facility on 0.6 acre at 661 Williams Road.	Approved by Planning Commission, In Plan Check	0.3 mile from Eisenhower Substation
Wilson and Johnson Office	24,474-square-foot office building.	Approved	0.8 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive and 1.1 miles from Proposed Mirage-Santa Rosa Route #4
Wilson and Johnson Office	32,910-square-foot industrial/office building.	Approved	0.8 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive and 1.1 miles from Proposed Mirage-Santa Rosa Route #4
Wilson Johnson	Tentative Parcel Map to subdivide 83.2 acres into 22 parcels.	Approved	Adjacent to Proposed Mirage-Santa Rosa Route #4 and 0.2 mile from pole reconfiguration at Portola Avenue and Gerald Ford Drive
Source: Personal communication and documents from Riverside County (2007), the Coachella Valley Water District (2007), the Coachella Valley Association of Governments (2007), and the cities of Cathedral City (2007), Palm Desert (2006), Palm Springs (2007), Rancho Mirage (2007).			

### **6.3.2 Cumulative Impacts by Resource Categories**

As discussed in Chapter 4.0, the Proposed Project would not have any significant direct or indirect adverse effects on human beings, with the exception of potential air quality impacts during construction. The following sections, by environmental resource category, discuss specific direct and indirect cumulative impacts as a result of the proposed and other projects in the area.

#### **6.3.2.1 Aesthetics**

Changes in the overall visual character of the area in the vicinity of the project would be governed by the policies and objectives of the applicable general plans. For the most part, development projects are evaluated in accordance with local development standards and design guidelines, so that the cumulative aesthetic impacts of future development will depend on the implementation of standards and guidelines. Based on the past and present levels of development and the large number of individual projects that are planned, major changes in baseline aesthetic conditions will result primarily from those projects. The review of all planned developments would be conducted on a project-by-project basis for compliance with the general plan policies and objectives. As a result, the aesthetic impacts of the Proposed Project, in

conjunction with the projects referenced in the Land Use Section (6.3.2.9) and listed in Table 6-1: Related Projects List, would not be cumulatively considerable.

### **6.3.2.2 Agricultural Resources**

Buildout pursuant to the general plans for the incorporated cities in the area (Palm Springs, Cathedral City, Rancho Mirage, Palm Desert), as well as the County of Riverside, could incrementally reduce agricultural land. However, as discussed in Section 4.2, the Proposed Project would not require the conversion of land used in active agricultural operations. As a result, the Proposed Project would not contribute to any cumulative impact on agricultural resources.

### **6.3.2.3 Air Quality**

Construction activities associated with the Proposed Project are expected to generate emissions of NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> that would temporarily exceed SCAQMD emissions thresholds. Because the SCAB is presently identified as a non-attainment area for NO<sub>x</sub> and PM<sub>10</sub>, cumulative NO<sub>x</sub> and PM<sub>10</sub> emissions generated by the Proposed Project along with other projects in the area would create a cumulatively significant impact. APMs have been identified for the Proposed Project that would reduce both NO<sub>x</sub> and PM<sub>10</sub> emissions to the greatest degree possible. Additionally, other projects within the SCAB area also would need to comply with NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> reduction measures. Nevertheless, the Proposed Project, along with other related projects could generate a considerable cumulative impact related to NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions. For the purpose of the PEA, however, individual projects that exceed the SCAQMD recommended daily thresholds for project-specific impacts would be considered to cause a cumulatively considerable increase in emissions for those pollutants for which the SCAB is in non-attainment. Although construction-related impacts would be cumulatively considerable, no significant air emissions impacts would occur during the operation of the Proposed Project. Therefore, long-term impacts to air quality would not be cumulatively considerable.

### **6.3.2.4 Biological Resources**

Growth and development occurring within the incorporated cities in the area, as well as Riverside County, have resulted in the loss of biologically sensitive areas. As new projects are approved and development continues, incremental habitat losses might continue in the future. Policies established at the general plan level provide guidance and protection of biologically sensitive areas within the jurisdiction of each local agency in the area surrounding the Proposed Project. In addition, the Coachella Valley MSHCP provides information and guidelines to protect biological resources in the Coachella Valley. The Proposed Project would not contribute to a significant amount of loss of biologically sensitive areas in the biological resources study area and, as a result, impacts to biological resources would not be cumulatively considerable. Furthermore, APMs and species-specific mitigation measures would be implemented to limit project impacts.

### **6.3.2.5 Cultural Resources**

Impacts to cultural and paleontological resources tend to be site-specific and are assessed on a site-by-site basis. Where such resources exist, buildout of a project site, together with other

development within the region, could result in an incremental adverse impact to cultural and paleontological resources. Because any cultural resources that might exist on the sites of future developments within the cultural study area are unknown at this time, the cumulative impact of the Proposed Project to cultural and paleontological resources is not known. If appropriate mitigation is implemented in conjunction with future development in the area, no considerable cumulative impacts are expected.

#### **6.3.2.6 Geology and Soils**

Geologic hazard impacts, such as fault rupture, ground motion, liquefaction, and slope stability, tend to be site-specific, rather than cumulative, in regard to project-related effects. Individual development projects are subject to site development and construction standards that are intended to minimize the effects of seismic and other geologic conditions that affect the project region. Because individual development projects must be consistent with building requirements identified by local jurisdictions, for protection against known geologic hazards, the Proposed Project impacts would not be cumulatively considerable.

#### **6.3.2.7 Hazards and Hazardous Materials**

Potential hazards to public health and safety resulting from future development projects in the Proposed Project vicinity would be evaluated through the local permitting process. As potential public health hazards are identified, either through the operation of a future project or through preexisting site-specific hazards, mitigation measures or project changes would be implemented to avoid the potential impacts associated with those projects. The Proposed Project is not closely related to any past, present, or probable future project that, when combined with the Proposed Project, could create a cumulative impact to public health and safety. Therefore, potential cumulative public health and safety impacts associated with the operation of the Proposed Project, along with future development, would not be cumulatively considerable.

#### **6.3.2.8 Hydrology and Water Quality**

The Proposed Project, along with past, present, and probable future projects, including the Whitewater River Basin Thousand Palms Flood Control Project, must prepare a SWPPP for construction activities. As with the Proposed Project, the SWPPPs prepared for projects in the area would incorporate BMPs to reduce pollutants. In addition, the Proposed Project, along with past, present, and probable future projects in the area, would be required to obtain all necessary permits. The Whitewater River Basin Thousand Palms Flood Control Project would create a beneficial cumulative impact to the Proposed Project by creating a series of earthen levees and channels, which would convey flood flows away from the Thousand Palms area, thereby preserving a long-term sand supply for the endangered Coachella Valley Fringe-toed Lizard. Potential water quality impacts of the Proposed Project, in conjunction with past, present, and probable future projects, would not be cumulatively considerable.

#### **6.3.2.9 Land Use and Planning**

General plans for local agencies have been adopted to govern the allowable uses and development in the vicinity of the Proposed Project. As shown in Table 6-1: Related Projects List, there are over 100 projects proposed or under development within 1 mile of the Proposed Project. Each new development proposed within the area would be subject to the land use

controls and development standards in effect at the time of project submittal. Furthermore, each individual project would be subject to its own environmental review and would be conditioned to incorporate design measures or mitigation measures to reduce potential impacts, to the extent feasible. Compliance with the applicable land use controls and development standards would ensure that most potential land use impacts would remain less than significant.

While the Proposed Project is not required to comply with local land use regulations, the analysis contained in Section 4.9 presented an evaluation of the Proposed Project with regard to surrounding land use considerations. The analysis determined that the Proposed Project would result in a less than significant impact to land use and planning because the project would not conflict with existing land use or planned land use. No cumulatively considerable impacts would occur as a result of the Proposed Project and other projects in the area.

### **6.3.2.10 Mineral Resources**

As discussed in Section 4.10 of this PEA, the Proposed Project would not result in any impacts to mineral resources. Therefore, the project would not contribute to cumulative impacts on mineral resources.

### **6.3.2.11 Noise**

Multiple construction sites in close proximity to one another could generate construction noise that could temporarily create a cumulative noise impact. The majority of construction activities associated with the Proposed Project would occur within uninhabited areas. Construction activities associated with the Proposed Project might occur at the same time as other projects in the immediate area. The Proposed Project would comply with construction schedules contained within local noise ordinances. If construction were to be extended beyond the allowed schedule, SCE would obtain the applicable variance. Similarly, other development projects that might occur in the vicinity of the Proposed Project also would be required to comply with applicable construction schedules contained within local noise ordinances. These construction schedule limitations would minimize cumulative construction noise impacts. Furthermore, construction noise impacts would be short-term and temporary. Therefore, the Proposed Project, in conjunction with future development in the area, would not be cumulatively considerable.

### **6.3.2.12 Population and Housing**

The purpose of the Proposed Project is to serve current and future electrical demand resulting from approved development in the project area. The Proposed Project would not cause or require the development of new housing or result in an increase in population. Development projects in the vicinity of the Proposed Project could create a cumulative impact. However, the Proposed Project would not contribute to this impact. Therefore, potential cumulative impacts to population and housing associated with the Proposed Project, in conjunction with future development, would not be cumulatively considerable.

### **6.3.2.13 Public Utilities and Services**

Future residential construction in the vicinity of the Proposed Project could increase demand for public services (police services, fire services, public schools, hospitals, etc.). As discussed in Section 4.13, the Proposed Project would have a less than significant impact on public services.

Therefore, impacts to public services resulting from the Proposed Project, along with past, present, and probable future development, would not be cumulatively considerable.

Construction of the Proposed Project would generate solid waste that either would be recycled or disposed of in approved landfills. Operation of the Proposed Project would not impact utilities and service systems. Therefore, potential impacts to utilities and service systems associated with the Proposed Project, along with past, present, and probable future development, would not be cumulatively considerable.

#### **6.3.2.14 Recreation**

The Proposed Project would not increase the use of parks or recreational facilities, nor would the project result in the need to construct or expand recreational facilities in the area. A portion of the Proposed Project would occur within the golf course, where the Proposed Mirage-Santa Rosa 115 kV Subtransmission Line (Route 4) would be built adjacent to an existing 115 kV subtransmission line, within SCE ROWs and franchise locations. Construction activities might cause minimal, temporary impacts to recreational users utilizing this area. However, impacts to recreation resulting from the Proposed Project, along with past, present, and probable future development, would not be cumulatively considerable.

#### **6.3.2.15 Transportation and Traffic**

Construction and operation of the Proposed Project would not result in any potentially significant long-term traffic and/or transportation impacts. Various residential, commercial, and other development projects are presently underway or would commence construction in the foreseeable future within the project area. Construction of a proposed Caltrans project to improve the Gene Autry Trail off-ramp from I-10 might occur during construction of the Proposed Project. If so, temporary impacts to traffic during construction of the projects would result. In addition, construction of the Gene Autry Trail widening project, in which Gene Autry Trail would be widened from Vista Chino Avenue to the southern approach to the UPRR, might occur during construction of the Proposed Project, resulting in temporary impacts to traffic during construction. However, construction of the Gene Autry Trail widening began in August 2007 and would likely be complete before construction of the Proposed Project commences along Gene Autry Trail. Although the above-referenced projects and others might be constructed near the Proposed Project and during the same time-frame as the Proposed Project, the incremental contribution to traffic by SCE construction crews and vehicles using the same roadways would be minimal. There would be no long-term traffic and transportation impacts associated with operation of the Proposed Project. Therefore, impacts to transportation and traffic resulting from the Proposed Project, along with past, present, and probable future development, would not be cumulatively considerable.

### **6.4 OTHER CEQA CONSIDERATIONS**

This section addresses those CEQA considerations listed in CEQA Guidelines Section 15126 and not discussed elsewhere in this PEA.

#### **6.4.1 Irreversible/Irretrievable Commitment of Resources: Short- and Long-Term Uses of the Environment**

The CEQA Guidelines (Section 15126.2[c]) require identification of significant irreversible and irretrievable environmental changes that would be caused by a proposed project. These changes include, for example, uses of nonrenewable resources during construction and operation, changes that might occur as a result of providing long-term access to previously inaccessible areas, and irreversible damages that might result from project-related accidents.

The construction phase of the Proposed Project would require an irretrievable commitment of natural resources from direct consumption of fossil fuels and the manufacture of new equipment and supplies that generally cannot be recycled. Commitment of these resources would not substantially deplete existing supplies. Project materials, however, are expected to be largely recyclable at the end of the proposed Project's useful lifetime.

The Proposed Project would result in the commitment of approximately 32 acres of land, most of which would be occupied by structure footings and access roads within existing ROW and franchise locations. This commitment would be long-term, although not necessarily irreversible, because Proposed Project components could be demolished and land restored, altered, or converted for other uses by future generations.

The Proposed Project would cause less than significant visual impacts, as indicated in Section 4.1, Aesthetic Resources. These impacts do not represent long-term commitments that are necessarily irreversible, because Proposed Project components could be demolished and the land restored, altered, or converted for other uses in the future.

The Proposed Project would result in permanent loss of small acreages of sensitive plant and animal species, as noted in Section 4.4 (Biological Resources). Permanent loss of habitat might result from permanent project features (e.g., new subtransmission structures) that would remain throughout the life of the Proposed Project and would be partially offset by the removal of existing poles. Within these habitats, construction activities would result in potential impacts on listed and special-status species shown in Tables 4.4-1: Special Status Plant Species in the Selected Topographic Quadrants and Their Potential to Occur in the Biological Resources Study Area, 4.4-2: Special Status Animals in the Selected Topographic Quadrants and Their Potential to Occur in the Biological Resources Area, 4.4-3: Species Endemic to the Coachella Valley, California, 4.4-5: Summary of Potential Status Species Habitat Affected by the Proposed Action on Fringe-toed Lizard Critical Habitat, and 4.4-6: Summary of Special Status Species Habitat Affected by the Proposed Action. With implementation of APMs BIO-1 through BIO-9 and Mitigation Measures BIO MIT-1 through BIO MIT-3, permanent loss of biological resources would be confined to small areas at each structure location, and impacts would be less than significant. That is, the Proposed Project would not result in significant irretrievable and irreversible commitments of sensitive biological resources.

Construction activities associated with the Proposed Project would not likely result in damage or destruction of any archaeological and historical sites, as described in Section 4.5. Although implementation of APMs CUL-1 through CUL-3 is expected to result in avoidance of any sites, any potential direct impacts that would occur would represent an irretrievable and irreversible commitment of a nonrenewable resource. Similarly, the Proposed Project might disturb or

destroy paleontological resources. Implementation of APMs would avoid and reduce potentially significant impacts to cultural and paleontological resources to less-than-significant levels.

Implementation of the Proposed Project would not result in the long-term or permanent conversion of any Farmland, Williamson Act land, or grazing land to non-agricultural uses.

As described in Section 4.6, Geology and Soils, the Proposed Project could result in soil erosion in disturbed areas that could be irreversible, although implementation of APMs GEO-1 and GEO-2 would be expected to reduce such impacts to less-than-significant levels.

Section 4.8, Hydrology and Water Quality, indicates that surface water and groundwater quality could be impacted through the release of sediments during construction, or accidental release of hazardous materials at pole installation locations, staging areas, access roads, and other locations where Proposed Project activities would occur. With the implementation of APMs HYDRO-1 through HYDRO-4, however, permanent impacts to these resources would be less than significant.

#### **6.4.2 Growth-Inducing Impacts**

Local governments in California can significantly increase or decrease growth potential through the creation and implementation of policies that are specifically designed to promote, control, or minimize growth. Electrical infrastructure projects are constructed to serve the electrical needs of existing and approved development. Therefore, the Proposed Project would not induce growth but responds to the increased electrical demand in the area.

SCE would draw the labor required for construction from its current workforce or subcontractors. The limited, temporary nature of this employment would not result in long-term growth in the area. In addition, no long-term employment would occur associated with the operational phase of this project.

The Proposed Project would enable SCE to provide safe, reliable, and adequate electric service in compliance with CPUC rules, guidelines, and regulations. In summary, the Proposed Project would not induce growth.

#### **6.4.3 Indirect Effects**

This section discusses CEQA Guidelines Section 15358 [a][2] and CPUC PEA Guidelines requirements for addressing potential indirect impacts of a proposed project. Indirect effects are those impacts resulting from the development of a project (both construction and operation-related impacts) that occur either after implementation of the project or at some distance away from the project. General examples of indirect effects include impacts resulting from development that could change land use patterns, population density or growth rate, and result in impacts on environmental conditions, such as air quality, water quality, and other natural systems.

The Proposed Project would not result in any indirect effects that would be significant after implementation of APMs and mitigation measures. Potential effects of the Proposed Project have been assessed in Chapter 4.0 of this PEA, and no significant indirect effects would occur.