




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3. 1

Planning Commission Hearing: May 5, 2021

PROPOSED PROJECT

Case Number(s):	SP00343A02, GPA200005, CZ2000025, PPT200021, TPM38040	Applicant(s): SoCal Arena Company LLC
Environmental:	Addendum to EIR No. 470	Representative(s): Meridian Consultants, LLC
Area Plan:	Western Coachella Valley	
Zoning Area/District:	Thousand Palms District	
Supervisory District:	Fourth District	
Project Planner:	Russell Brady	
Project APN(s):	695-100-004 through 695-100-014	 John Hildebrand Planning Director

PROJECT DESCRIPTION AND LOCATION

GENERAL PLAN AMENDMENT NO. 200005 (GPA200005) is a proposal to change the subject site's General Plan land use designation from Community Development: Business Park (CD:CT) to Community Development: Commercial Tourist (CD:CT), update Figure 3 of the Western Coachella Valley Area Plan and other related tables and figures to reflect the Planning Area boundary changes proposed by Amendment No. 2 to Specific Plan No. 343. GPA No. 200005 also modifies Western Coachella Valley Area Plan Policy 15.4 to allow alternative standards for free standing signs for on-site advertising within Specific Plans by including the following provision: "e. the provisions of this policy shall not apply to signs and development located in an approved Specific Plan where the approved Specific Plan has sign design guidelines or standards".

AMENDMENT NO. 2 to SPECIFIC PLAN NO. 343 (SP00343A02) is a proposal to amend the adopted specific plan land use plan and the specific plan text of Specific Plan No. 343 by:

- Including a Planning Area 11 within the existing Specific Plan boundaries for the purposes of accommodating a sports and events arena;
- Reducing the acreage of the existing Planning Area 8 to accommodate Planning Area 11;
- Revising the boundaries of Planning Areas 4, 6B, and 7 to accommodate Planning Area 11;
- Updating the Specific Plan land use plan to reflect Planning Area 11 and changes to Planning Areas 4, 6B and 7; and,
- Incorporating guidelines for signs specific to Planning Area 11, including guidelines for digital signage.

CHANGE OF ZONE NO. 2000025 is a proposal to modify the Specific Plan Zoning Ordinance text to include permitted and conditionally permitted uses and development standards, including standards for signs, for Planning Area 11, make clarifying revisions to the ordinance text and to establish the boundaries of the Specific Plan Planning Areas by metes and bounds.

TENTATIVE PARCEL MAP NO. 38040 is a proposal for a Schedule E subdivision of 101.50 gross acres into four parcels, one parcel for the proposed concurrent arena and related facilities, one parcel including the primary parking area for the arena, one parcel for adjacent Planning Areas 6B and 8, and one parcel for entry road/landscaping from Varner Road.

PLOT PLAN NO. 200021 is a proposal to construct and operate a sports and events arena totaling 273,879 square feet with a maximum height of 58 feet on 44.4 gross acres with 3,000 parking spaces. The arena is planned to host an American Hockey League (AHL) team and provide a venue for other events including other sports events, concerts, cultural events, conferences, and conventions. The arena includes a variety of facilities and services that include but are not limited to, up to 11,700 spectator seating for a concert scenario, concessions, bars, clubs/lounges, meeting rooms, kitchens, retail, team practice facilities, management offices, and media support facilities. A 35,000 square foot hockey training facility is also proposed next to the arena for AHL team practice and the community.

The description as included above and as further detailed in the Initial Study/Addendum constitutes the "Project" as further referenced in this staff report.

The overall Project is located northeast of Interstate-10 and Varner Road, east of Cook Street, west of Washington Street, north of 38th Avenue, south of Chase School Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2021-003 recommending adoption of General Plan Amendment No. 200005 and Amendment No. 2 to Specific Plan No. 343 to the Board of Supervisors.

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDER an **ADDENDUM** to **ENVIRONMENTAL IMPACT REPORT NO. 470** based on the findings and conclusions incorporated in the Initial Study that the Project will not have a significant effect on the environment and that none of the conditions described in State CEQA Guidelines section 15162 exist; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 200005, which changes the General Plan land use designation of the project site from Community Development: Business Park (CD:CT) to Community Development: Commercial Tourist (CD:CT), updates Figure 3 of the Western Coachella Valley Area Plan and other related tables and figures to reflect the Planning Area boundary changes proposed by SP No. 343A2, in accordance with Exhibit 6, and modifies Policy 15.4 of the Western Coachella Valley Area Plan, based on the findings and conclusions incorporated in this staff report, and pending final adoption of the General Plan Cycle Resolution by the Board of Supervisors;

TENTATIVELY APPROVE AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 343 to amend the specific plan land use plan and specific plan text for Specific Plan No. 343 to include a Planning Area 11 within the current specific plan boundaries, revise the boundaries of Planning Areas 4, 6b, 7, and 8, and incorporate guidelines for signs specific to Planning Area 11, including guidelines for digital signage,

subject to the attached advisory notification document and conditions of approval, and based on the findings and conclusions incorporated in this staff report, and pending final adoption of the specific plan resolution by the Board of Supervisors and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1800020 to modify the specific plan zoning ordinance to include Planning Area 11 and establish its permitted uses and development standards, including development standards for signs specific to Planning Area 11; and to establish Planning Area boundaries with metes and bounds, based upon the findings and conclusions provided in this staff report, and pending final adoption of the specific plan zoning ordinance by the Board of Supervisors; and

APPROVE TENTATIVE TRACT MAP NO. 38040, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report, pending the Board of Supervisors' final adoption of the resolutions for GPA No. 200005 and SP No. 343A2, and the zoning ordinance for Change of Zone No. 1800020; and

APPROVE PLOT PLAN NO. 200021, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report, pending the Board of Supervisors' final adoption of the resolutions for GPA No. 200005 and SP No. 343A2, and the zoning ordinance for Change of Zone No. 1800020.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	Specific Plan No. 343 (NorthStar)
Specific Plan Land Use:	Championship Golf Course, Golf Clubhouse Facilities, Deluxe Golf-View Hotel, Resort Golf-View Villas, Resort Timeshare Units, Golf-View Condominiums, Mixed Use Retail Village, Industrial Park, Executive Office, Community Commercial
Existing General Plan Foundation Component:	Community Development, Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Business Park (CD:BP), Mixed Use Area (CD:MUA), Commercial Tourist (CD:CT), Commercial Office (CD:CO), Very High Density Residential (CD:VHDR), Medium High Density Residential (CD:MHDR), Open Space: Recreation (OS:R)
Proposed General Plan Land Use Designation:	Business Park (CD:BP), Mixed Use Area (CD:MUA), Commercial Tourist (CD:CT), Commercial Office (CD:CO), Very High Density Residential (CD:VHDR), Medium High Density Residential (CD:MHDR), Open Space: Recreation (OS:R)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Open Space: Conservation Habitat (OS:CH), Light Industrial (CD:LI)

East:	Open Space: Conservation Habitat (OS:CH), High Density Residential (CD:HDR)
South:	Freeway, City of Palm Desert
West:	Commercial Retail (CD:CR), Light Industrial (CD:LI), Business Park (CD:BP)
Existing Zoning Classification:	Specific Plan (Specific Plan No. 343)
Proposed Zoning Classification:	Specific Plan (Specific Plan No. 343, Planning Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11)
Surrounding Zoning Classifications	
North:	Natural Assets (N-A), Controlled Development Areas (W-2)
East:	Natural Assets (N-A), Controlled Development Areas (W-2)
South:	Rural Residential (R-R)
West:	Scenic Highway Commercial (C-P-S), Controlled Development Areas (W-2), Industrial Park (I-P)
Existing Use:	Golf course, vacant graded land
Surrounding Uses	
North:	Vacant land, industrial
East:	Vacant land
South:	Freeway, rail line
West:	Vacant land

Specific Plan Amendment Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	455.75	N/A
Current Maximum Floor Area	2,068,000 plus 350 Key Hotel	N/A
Proposed Maximum Floor Area	1,544,035 plus 350 Key Hotel	N/A

Plot Plan Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	44.4 (gross)	N/A
Proposed Building Area (SQFT):	273,879	295,000 (per proposed SP Amendment)
Floor Area Ratio:	0.14	N/A
Building Height (FT):	58'	70'

Tentative Parcel Map Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	101.5 (gross)	N/A
Proposed Minimum Lot Size:	4.22 (gross)	N/A
Total Proposed Number of Lots:	4	N/A
Map Schedule:	E	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Total Seats/Occupancy</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Arena	273,879	1 parking space/ 3 seats	9,198 fixed seats 11,700 (concert max.)	3,066 3,900	3,005 onsite, additional parking planned offsite for large events

Located Within:

City's Sphere of Influence:	Yes – City of Cathedral City
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes, FEMA 100-year floodplain
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMESHCP Criteria Cell:	No
CVMESHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Overall Project Location Map



Figure 2: Detail Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Continuance from April 7 and April 21 Planning Commission

Staff recommended continuance from the April 7th and the April 21st Planning Commission meetings to May 5th primarily to allow additional time for the public to have available the staff report, EIR Addendum, and other documents to consider prior to the Planning Commission taking action on the project. Additionally, a comment letter from Lozeau Drury was received prior to the April 7th meeting that primarily noted concerns on the analysis in the EIR Addendum relative to biological resources, air quality, and on the appropriateness of the EIR Addendum. At the time of writing of this staff report, staff is continuing preparation of responses to the comment letter and those are planned to be provided prior to the May 5th Planning Commission meeting. There were other items that staff and commissioners noted at the meeting where more information was desired by the Planning Commission and those are detailed below.

Prior to the April 21st Planning Commission meeting, staff also received comments from the City of Palm Desert primarily noting concerns on the EIR Addendum and public safety services. At the time of writing of this staff report, staff is continuing preparation of responses to the comments in this letter and those are planned to be provided prior to the May 5th Planning Commission meeting. Staff is anticipating resolution of these items and responses being provided and in anticipation of these is recommending Planning Commission action to recommend approval to the Board of Supervisors. If these items are not adequately addressed prior to the May 5th Planning Commission meeting, staff would be anticipated to recommend further continuance.

Public Safety/Fire Response Services

County staff, in particular Fire Department staff, have continued to evaluate the design and operation of the arena, its potential demand for public safety services, the services available in the area, the on-site emergency services and procedures proposed by the applicant, impact fees applicable to the arena and overall Specific Plan, as well as information on emergency service responses for comparable facilities. Staff has continued discussion regarding these aspects and is finalizing a proposal for the project's contribution to public safety services. Staff anticipates finalizing this proposal with the agreement of the applicant prior to the May 5th Planning Commission with presentation of those details prior to or at the Planning Commission meeting.

EIR Addendum

The findings below in the Environmental Review and Environmental Findings section of the staff report details the required findings for the Addendum and the Initial Study-Addendum and supporting appendices with technical reports provide the details for each CEQA topic for analysis. EIR No. 470, certified in 2006, was prepared to evaluate the environmental impacts of the NorthStar Specific Plan project. The Project, including an amendment to the NorthStar Specific Plan, the preparation of an Addendum to EIR No. 470 CEQA in accordance with CEQA Section 21166 and CEQA Guidelines Section 15162 and 15164 is the appropriate approach to the environmental review of the proposed Project. The applicable standard of review is whether the changes to the NorthStar Specific Plan via the Amendment to incorporate the proposed arena component of the Project will result in any new significant impacts or substantially more severe significant impacts than were identified in EIR No. 470 for the NorthStar Specific Plan Project.

It is important to note that the Addendum does not fully rely on the information in the 2006 EIR. The Addendum contains fully updated current information and analysis for each topic evaluated in EIR No. 470 to support its conclusions that the proposed Specific Plan Amendment to allow the arena project will not result in any new or substantially more severe impacts than identified in EIR No. 470.

The Addendum's approach to transportation impacts is affected by the changes for CEQA that went into effect in 2020 to no longer analyze traffic from a level of service (LOS) or congestion method but from a vehicle miles traveled (VMT) method. Although the original EIR cited some figures for VMT estimates for the Specific Plan, the accuracy of these figures could not be confirmed based on current methods for VMT analysis. Due to this, the Project performed an updated analysis to calculate the projected VMT from the current adopted Specific Plan and the projected VMT from the proposed amended Specific Plan. This analysis included a variety of factors that included the planned operation of the arena and the expected distances to be traveled by visitors to the arena given the wide draw it would be expected to have for certain types of events. The results of the VMT analysis concluded that the buildout of the proposed amended Specific Plan would result in a difference of less than 1% total annual VMT compared to the current approved Specific Plan. Due to this negligible difference, the proposed Project would not result in a new impact or increase the severity of a previously identified significant impact from the previous EIR.

Scenarios	Approved NorthStar Specific Plan	Proposed NorthStar Specific Plan
Daily (Weekday) VMT	385,594	322,850
Adjusted Saturday VMT	392,898	336,533
Adjusted Sunday VMT	211,318	182,064
Annual Arena VMT	n/a	21,323,770
Total Annual VMT	132,059,266	132,463,664

Regarding air quality, as is shown in the analysis from the technical report and the Addendum, although emissions for VOC, NOx, CO, and PM-10 would remain significant based on exceedances of SCAQMD daily operational emission thresholds, the Project would result in a reduction in emissions compared to the original Specific Plan as shown in the below tables. Additionally, the arena component of the Project on its own would not exceed any SCAQMD daily construction or operational air emission thresholds as shown in the last table.

Maximum Proposed Specific Plan Operational Emissions

Source	VOC	NOx	CO	SOx	PM10	PM 2.5
	pounds/day					
Area	65	1	68	<1	<1	<1
Energy	2	15	11	<1	1	1
Mobile	56	221	546	2	151	41
Total	123	237	625	2	153	43
SCAQMD Mass Daily Threshold	75	100	550	150	150	55
Threshold exceeded?	Yes	Yes	Yes	No	Yes	No

Proposed Specific Plan and Adopted Specific Plan Operational Emissions

Source	VOC	NOx	CO	SOx	PM10	PM 2.5
	pounds/day					
Total Proposed Specific Plan	123	237	625	2	153	43
Total Adopted Specific Plan	310	312	3,139	3	366	—
Specific Plan exceeded?	No	No	No	No	No	—

Maximum Arena Construction Emissions

Source	VOC	NOx	CO	SOx	PM10	PM2.5
	pounds/day					
Year 2021	70	53	193	<1	16	6
Year 2022	71	33	99	<1	8	2
Maximum	71	53	193	<1	16	6
SCAQMD Mass Daily Threshold	75	100	550	150	150	55
Threshold exceeded?	No	No	No	No	No	No

Although Greenhouse Gas Emissions were not specifically evaluated in the original EIR, similar to the VMT analysis, a Greenhouse Gas Emissions analysis was performed to compare the current Specific Plan to the proposed Specific Plan. The results of the analysis as shown in the tables below show that the proposed amendment to the Specific Plan would result in a reduction in greenhouse gas emissions compared to the current approved Specific Plan. The arena component of the project will incorporate various greenhouse gas emission reduction measures that are listed in the greenhouse gas screening table included in the Addendum to achieve the minimum 100 points required by the Riverside County Climate Action Plan (CAP). One item of particular note is the requirement for the project to provide on-site renewable energy generation that meets 20% of the energy demand of the arena. The project proposes photovoltaic solar panels around the arena building covering some of the pedestrian pathways that are calculated to meet 20% of the annualized energy demand of the arena.

Operational Approved Specific Plan Greenhouse Gas Emissions

Source	MTCO ₂ e per year
Area	14
Energy	21,834
Mobile	58,571
Waste	1,426
Water	4,368
TOTAL	86,213

Operational Proposed Specific Plan Greenhouse Gas Emissions

Source	MTCO ₂ e per year
Construction (amortized)	154
Area	14
Energy	19,422
Mobile	58,750
Waste	920
Water	4,182
TOTAL	83,442

Although traffic impacts from a LOS basis is no longer required for CEQA analysis purposes, the Project does still require a LOS based analysis for General Plan consistency purposes due to General Plan Circulation Element Policy 2.1. The Project performed a traffic analysis to determine the trip generation and VMT of the buildout of the Specific Plan as proposed to be amended and specifically the LOS impacts of the arena on its own. The proposed buildout of the Specific Plan would generally swap in the arena use within Planning Area 11 with a reduction in approximately 800,000 square feet of business park building area in Planning Area 8. Due to the operation of the arena and the anticipated events it would hold starting at 7:00 P.M., most of the pre-event traffic would be outside of the typical P.M. peak period of traffic of 4:00 P.M. to 6:00 P.M. The original EIR already anticipated a once a year special event scenario, the Bob Hope Chrysler Classic with an estimated attendance of 50,000 people that resulted in 8,512 A.M. peak hour trips and 7,837 P.M. peak hour trips maximum from that event on its own. The arena on its own is anticipated to have up to 3,166 pre-event hour trips and 4,199 post-event hour trips that represent a substantial reduction from the event related trips to the original EIR. Although the events for the arena will be more frequent than the once a year as analyzed in the original EIR, the criteria for review for LOS analysis is based on daily and peak hour impacts and not an annualized basis.

The original EIR determined potential significant impacts for the special event scenario at the following intersections. The EIR also included certain measures to help reduce impacts, but did not quantify what reduction in impacts these measures would have on the impacted intersections.

- Monterey Avenue & Varner Road
- Cook Street & Varner Road
- Cook Street & I-10 Eastbound Ramps
- Cook Street & Gerald Ford Drive
- Avenue 38 & Varner Road
- Berkey Drive & Varner Road
- Washington Street & Varner Road

The Project traffic analysis indicates that the below intersections would operate temporarily at LOS F without Traffic Management Plan (TMP) measures for pre-event concert sellout scenario. With the inclusion of recommended TMP measures, these intersections would temporarily operate at LOS E or better as detailed in the traffic analysis. All other arena event scenarios either pre- or post-event result in less impacts that would similarly be adequately addressed from recommended TMP measures.

- Cook Street & Varner Road
- Cook Street & I-10 Westbound Ramps
- Cook Street & I-10 Eastbound Ramps
- Varner Road & Berkey Drive.

Although the arena use may generate a high volume of traffic pre- and post-event, these would largely fall outside of the peak hour of traffic thus not increasing the amount of expected traffic during peak periods compared to the current approved Specific Plan. Despite the Project not resulting in an increase in impacts on LOS compared to the original EIR, the arena use would still present a substantial amount of traffic generated on surrounding roads for limited time periods. The traffic analysis prepared for the project did not include a detailed TMP since that is typically prepared closer to the opening of the arena. A detailed TMP will be developed in coordination with the County of Riverside, City of Palm Desert, CalTrans, and other appropriate agencies prior to occupancy of the arena. This TMP may include but not be limited to the below general measures to accommodate traffic pre- and post-event to minimize impacts on LOS on surrounding roads during these limited timeframes as noted above. The TMP will continue to be re-evaluated depending on real world traffic conditions and patterns to adjust measures to limit traffic impacts. However, a conceptual TMP is in the process of being prepared, including inclusion of certain additional measures based on public feedback received from outreach.

- Modify signal timing, including change cycle length and splits
- Traffic signal or traffic control officer (TCO) operation
- Temporary intersection lane reconfiguration (lane additions and/or lane reassignments and/or channelization's (with traffic cones/delineators and message boards)
- Re-direction/directional management of arena traffic
- Utilize changeable message boards to direct incoming patrons to designated routes/areas.
- Changeable message signs
- Fixed signage program
- Arena website with informational transportation and parking materials for patrons and visitors.

As noted above on greenhouse gas emissions, the arena will incorporate solar panels to meet 20% of the energy demand for the arena component of the project. In addition to that, the design and operation of the arena incorporates a variety of other measures to enhance sustainability. Other design and operation sustainability measures are anticipated to be presented to the Commission at the April 21st meeting.

Lozeau Drury Comment Letter

A comment letter was received from Lozeau Drury the morning of the April 7th Planning Commission meeting. The comments in this letter address whether an Addendum is the appropriate form of documentation for the arena project, and also includes comments on the biology, air quality, and greenhouse gas emission analysis in the Addendum. As addressed above, preparation of an Addendum is consistent with both the CEQA statute and CEQA Guidelines. The comments state that preparation of an Addendum is not appropriate because EIR No. 470 is a Program EIR on the NorthStar Specific Plan project and since the arena was not initially included in the NorthStar Specific Plan. The basis of this comment is that EIR No. 470 was prepared as a Program EIR, which is not correct. EIR No. 470 is a Project EIR prepared for the NorthStar Specific Plan project. Since the Project includes a proposed amendment to this specific plan, updating the analysis in EIR No. 470 in an Addendum is appropriate.

Subsequent to approval of the NorthStar Specific Plan in 2007, the entire specific plan area was mass graded and the Classic Club Golf Course and clubhouse were constructed. The mitigation measures

adopted with approval of the NorthStar Specific Plan in 2007 were implemented during this construction and apply to the arena project. Soil was imported to the site of the proposed arena between 2011 and 2017 and the site has been regularly cleared and maintained and does not contain native habitat for this reason. A biological resource study is appended to the Addendum for an offsite improvement electrical distribution improvement planned by the Imperial Irrigation District (IID) 1.65 miles northwest of the arena site at the northern end of Cook Street. Specifically, approximately 11 new power poles are proposed to close a gap in IID's distribution network in this area. The comments appear to be discussing biological resources that may be present north of the Specific Plan Area as opposed to reflecting the current conditions within the Specific Plan area which reflect land development activities since 2007.

Technical comments were also provided on the air quality emissions modeling and analysis and the greenhouse gas emissions analysis provided in the Addendum. Detailed technical responses to these comments are planned to be provided before the May 5th meeting. At this time, these comments do not raise any issues that require substantial revisions to the analysis that would affect the conclusions.

Palm Desert Comment Letter

A comment letter was received from the City of Palm Desert on April 21st prior to the last Planning Commission meeting. The comments in the letter, similar to the comments from Lozeau Drury, focus on the appropriateness of an Addendum for the project with focus on transportation, greenhouse gas, noise, tribal cultural resource, biological, and aesthetic impacts as well as CEQA and non-CEQA related impacts for public safety. Detailed technical responses to these comments are currently being prepared and are planned to be provided before the May 5th meeting. At this time, these comments do not raise any issues that require substantial revisions to the analysis that would affect the conclusions.

Background:

Current Specific Plan

Specific Plan No. 343 (NorthStar) was originally approved by the Board of Supervisors in 2006. The Specific Plan includes primarily non-residential and resort type uses oriented around a golf course. The land use designations and planned uses include hotels, timeshare units, condominiums, retail, office, and industrial park uses. The Specific Plan and the Environmental Impact Report prepared for it anticipated and analyzed the potential use of the golf course for major golf events that would attract a large number of people.

Since approval of the Specific Plan, the golf course and clubhouse have been constructed and been in operation since 2007. An Amendment No. 1 to the Specific Plan was applied for in 2007 and subsequently withdrawn. No other implementing development projects have been submitted for the other portions of the Specific Plan until the submittal for the current project proposal.

Specific Plan Amendment

The proposed Specific Plan Amendment would incorporate a new Planning Area 11, within the current boundaries of the Specific Plan by primarily reducing the acreage of current Planning Area 8 along with some reductions and boundary changes to Planning Areas 3, 4, 6B, and 7. This new Planning Area 11 is for the purposes of accommodating a sports arena use. Planning Area 8 would reduce from approximately 69 acres with up to 1,200,000 square feet of building area down to 28 acres with up to 381,035 square feet of building area.

TABLE IV-1 LAND USE SUMMARY NORTHSTAR SPECIFIC PLAN					
PLANNING AREA	LAND USE DESCRIPTION	LAND AREA (ACRES)	D.U. /ACRE	DWELLING UNIT TOTAL	MAXIMUM FLOOR AREA (SQ. FT.)
1	18-hole Golf Course	240.00	NIA	NIA	NIA
2	Golf Clubhouse	5.90	NIA	NIA	81,000
3	Golf View Hotel	17.60	NIA	NIA	350 (key), 25,000 square foot spa, 32,000 square feet of meeting rooms
4	Golf View Villas	7.30	7.4	54	NIA
5	Resort Timeshare Units	9.95	21.7	216	NIA
6	Golf View Condominiums	33.20 30.68	16.6	550	NIA
7	Mixed Use Retail Village	36.20	NIA*	150	400,000
8	Industrial Park (Research & Development)	69.60 30.72	NIA	NIA	1,200,000 381,035
9	Executive Office	16.00	NIA	NIA	230,000
10	Community Commercial	20.00	NIA	NIA	100,000
11	Arena & Event Center Hockey Training Facility	41.4	NIA	NIA	260,000 35,000
TOTAL	NIA	455.75	NIA	970	2,068,000 1,544,035 sq. ft. and 350 Key Hotel

Figure 3: Propose Specific Plan Land Use Table



LAND USE SUMMARY	
■	PLANNING AREA 1 USE: COMMERCIAL/RESIDENTIAL COUNTY AREA: 288 AC.
■	PLANNING AREA 2 USE: COMMERCIAL/RESIDENTIAL AREA: 1 AC.
■	PLANNING AREA 3 USE: TOURISM/RECREATION HOTEL AREA: 17.8 AC.
■	PLANNING AREA 4 USE: RESIDENTIAL/NEW VILLAGES AREA: 7.3 AC. DENSITY: 7.4 UNITS/AC
■	PLANNING AREA 5 USE: RESIDENTIAL/NEW VILLAGES AREA: 7.3 AC. DENSITY: 7.4 UNITS/AC
■	PLANNING AREA 6 (A&B) USE: RESIDENTIAL/NEW VILLAGES AREA: 10.4 AC. DENSITY: 7.4 UNITS/AC
■	PLANNING AREA 7 USE: RESIDENTIAL/NEW VILLAGES AREA: 10.4 AC. DENSITY: 7.4 UNITS/AC
■	PLANNING AREA 8 USE: REGIONAL PARK/RESEARCH & DEVELOPMENT AREA: 89 AC.
■	PLANNING AREA 9 USE: EDUCATIONAL OFFICE AREA: 10.4 AC.
■	PLANNING AREA 10 USE: COMMUNITY COMMERCIAL AREA: 10.4 AC.

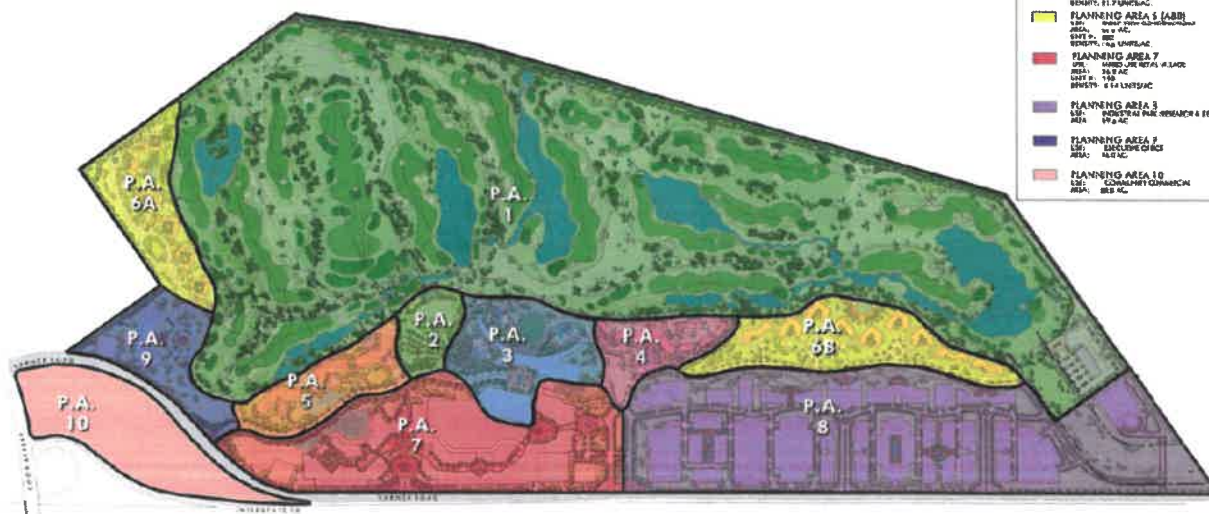


Figure 4: Existing Specific Plan Land Use Plan



ACRES		LAND USE SUMMARY	
692-100-001	*695-100-008	■	PLANNING AREA 1 USE: COMMERCIAL/RESIDENTIAL COUNTY AREA: 288 AC.
695-100-002	*695-100-009	■	PLANNING AREA 2 USE: COMMERCIAL/RESIDENTIAL AREA: 1 AC.
695-100-004	*695-100-010	■	PLANNING AREA 3 USE: TOURISM/RECREATION HOTEL AREA: 17.8 AC.
692-100-005	*695-100-012	■	PLANNING AREA 4 USE: RESIDENTIAL/NEW VILLAGES AREA: 7.3 AC. DENSITY: 7.4 UNITS/AC
690-100-006	*695-100-014	■	PLANNING AREA 5 USE: RESIDENTIAL/NEW VILLAGES AREA: 7.3 AC. DENSITY: 7.4 UNITS/AC
695-100-007	*695-100-015	■	PLANNING AREA 6 (A & B) USE: RESIDENTIAL/NEW VILLAGES AREA: 10.4 AC. DENSITY: 7.4 UNITS/AC
695-100-011		■	PLANNING AREA 7 USE: RESIDENTIAL/NEW VILLAGES AREA: 10.4 AC. DENSITY: 7.4 UNITS/AC
695-100-017		■	PLANNING AREA 8 USE: REGIONAL PARK/RESEARCH & DEVELOPMENT AREA: 89 AC.
695-070-020		■	PLANNING AREA 9 USE: EDUCATIONAL OFFICE AREA: 10.4 AC.
		■	PLANNING AREA 10 USE: COMMUNITY COMMERCIAL AREA: 10.4 AC.
		■	PLANNING AREA 11 USE: RESIDENTIAL/NEW VILLAGES AREA: 10.4 AC.

* APN's associated with Specific Plan Amendment

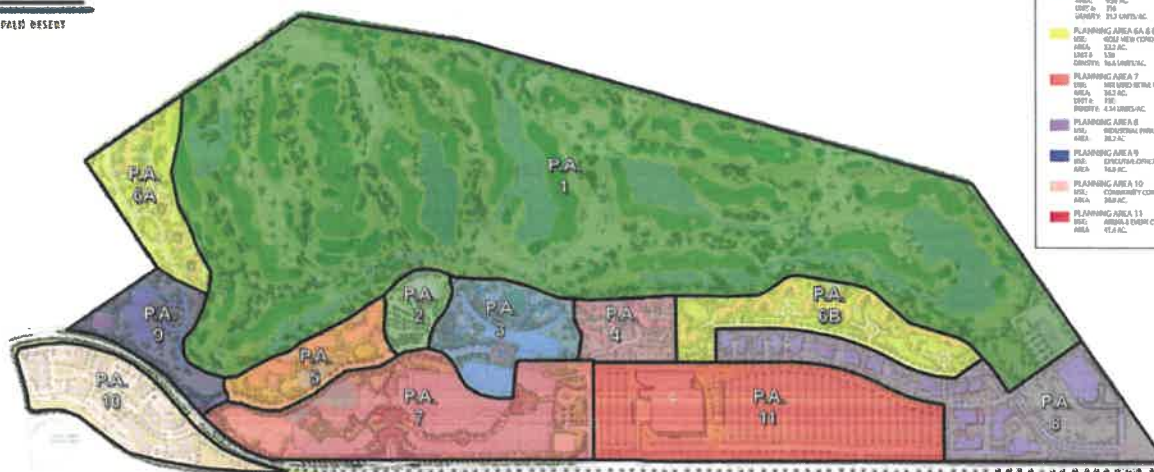


Figure 5: Proposed Specific Plan Land Use Plan

Arena Events

The arena is planned to primarily be used by the future AHL team that is estimated at up to 46 games annually. Other events as detailed in the Initial Study/Addendum for the Project include an estimated 45 concerts, 38 family shows, 10 other non-hockey sporting events, and 20 other events on an annual basis.

Concerts are anticipated to have an average attendance of 7,500 people with a maximum of 11,700 people. Concerts would typically be on Fridays or Saturday evenings between 7:00 p.m. and 11:00 p.m.

Family shows would occur year round with entertainment events intended for children and families. These type of events typically occur over a 3-day block (Friday through Sunday) with up to 3 performances occurring between afternoon (2:00 to 5:00 P.M.) and evening (7:00 to 10:00 P.M.). Average attendance is anticipated at 4,000 people with 5,000 maximum attendance.

Other sports events could include professional, collegiate, amateur, high school or youth at a local, regional, or international level. Average attendance is anticipated at 7,000 people with maximum of 10,000 people.

Other events vary on their type including conventions, conferences, cultural events, and other similar types of events and are anticipated to be smaller scale with an average attendance of 800 people with a maximum of 3,000 people.

In addition to the varying number of people or patrons for an event, the arena is anticipated to have a varying number of employee based on the event or non-event day. The arena is anticipated to have 60 regular employees. For event days the number of additional employees ranges between 20 and 125 depending on the event type.

Parking

The required amount of parking for stadium and sports arenas based on Ordinance No. 348 Section 18.12 is 1 parking space per 30 sq. ft. of net assembly area. Based on a potential concert as a maximum occupancy scenario for the arena that would be 11,700 occupancy with 79,450 sq. ft. of net assembly area, 2,648 parking spaces would be required.

The Plot Plan includes 3,000 total parking spaces provided that is included primarily on parcel 2 of the proposed Tentative Parcel Map with the arena on parcel 1 including some parking spaces. An agreement will be required to be entered between the two properties that ensures parking on parcel 2 serves the arena on parcel 1 prior to or with recordation of the subdivision or prior to occupancy of the building, whichever occurs first. This parking on parcel 2 will also potentially serve future uses elsewhere in the Specific Plan when the parking is not needed to serve the arena.

The 3,000 parking spaces on parcels 1 and 2 would meet the required parking based on Ordinance No. 348 requirements on its own based on maximum occupancy. However, the applicant anticipates for events where maximum occupancy is anticipated, additional parking will be provided via the nearby Xavier High School, Cal State San Bernardino Palm Desert Campus, or other locations within the Specific Plan not yet developed. Prior to occupancy, a more detailed parking program showing the offsite parking location and design, at what level of arena occupancy would the offsite parking be triggered, an agreement for use of offsite parking, and plan for transport of patrons would be required to be reviewed and approved by Planning to address the potential parking demand for maximum occupancy events.

Signs

The Western Coachella Valley Area Plan contains Policy 15.4 that apply specific development criteria for signs for projects located certain scenic corridors, including Interstate-10 along the Project's frontage. The criteria address maximum height and surface area for purposes of minimizing impacts on the scenic corridor. No provisions are currently included that provide direction on how existing or amended Specific Plans that contain sign design criteria that may exceed the criteria from this policy. The specific provision from the policy relative to this site that is within 330 feet of the nearest edge of a freeway but farther than 660 feet from a freeway exit would mean that a single freestanding sign for the arena would be limited to a maximum height of 25 feet and maximum surface area of 150 square feet.

The Project proposes certain on-site advertising signs that would exceed the height and area criteria of Policy 15.4 and would be deemed inconsistent with this policy as currently adopted. These include the primary freeway facing digital sign and other secondary monument signs. For this reason, the applicant proposes including an additional provision to Policy 15.4 that would exclude Specific Plans that contain sign design guidelines or standards from the sign design criteria of the policy area and defer to the sign design guidelines or standards of the Specific Plan.

Although the policy's purpose to apply universal limiting criteria along these scenic corridors is sensible to reduce impacts to these corridors, it does not provide flexibility for areas like Specific Plans that have considered and limited impacts to scenic corridors and provide appropriate design guidelines and criteria compared to other development projects outside of Specific Plans where no such analysis or guidelines are available. Additionally, policies at a General Plan level are better suited to provide general guidance and limitations rather than the detailed design criteria that are currently included in Policy 15.4. This change to the policy has been addressed in the Addendum prepared for the project.

The Project does propose revisions to the Specific Plan's current sign design guidelines to include specific provisions related to sign design for Planning Area 11, including standards for digital signage. These provisions divide Planning Area 11 specifically around the arena into sub areas with their own specific allowed types of signs and standards for each sign type. The provisions for digital signage utilize criteria from CalTrans on digital signage for consistency and to minimize any potential impacts to distract drivers on Interstate-10 and other roadways the sign may be visible as well as to minimize lighting impacts on surrounding properties. The following figures show the different sign zones for the different types and size of signs allowed and following are the conceptual locations and design for the 70' maximum primary freeway sign and 45' maximum secondary monument signs in the freeway zone. The final designs for all signs would be submitted and approved separately as part of a detailed sign plan package that would be approved administratively subject to the criteria included in the proposed Specific Plan sign design guidelines criteria.



Figure 6: Sign Zones



Figure 7: Freeway Zone Planned Sign Locations

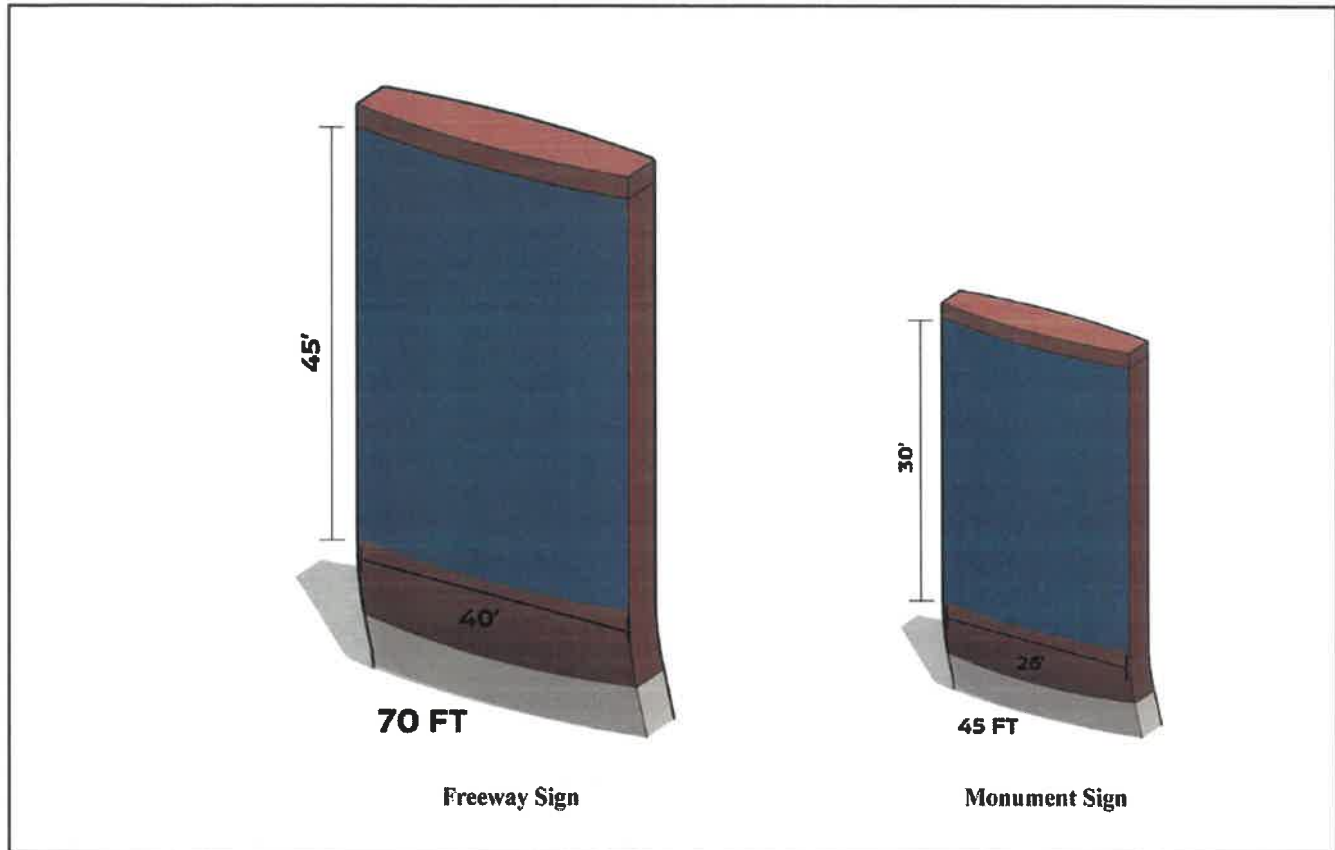


Figure 8: Freeway Zone Sign Conceptual Designs

SP No. 343A2 and General Plan Amendment No. 200005 were submitted to the County of Riverside on September 14, 2020. Change of Zone No. 2000025 was submitted to the County of Riverside On October 19, 2020. Plot Plan No. 200021 was submitted to the County of Riverside on October 21, 2020. Tentative Parcel Map No. 38040 was submitted to the County of Riverside on November 12, 2020.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

State CEQA Guidelines Section 15162 provides that an addendum to an adopted Environmental Impact Report may be prepared if only minor technical changes or additions are necessary or if none of the conditions described below have occurred:

1. *Substantial changes are proposed that would require major revisions to the EIR or negative declaration.*

The proposed Project amends and implements Specific Plan No. 343 (NorthStar Specific Plan) to include a Planning Area 11 within the existing Specific Plan boundaries and reduce and modify the boundaries of other Planning Areas. From the proposed Amendment to the Specific Plan and the development of the arena, the overall impacts of the Specific Plan is either the same or reduced due to a corresponding reduction in development capacity in Planning Areas reduced in size as well as the current EIR analyzing large scale events related to the golf course as is detailed in the

Initial Study/Addendum and supporting technical reports. Therefore, no substantial changes are proposed that would require major revisions to the EIR.

2. *Substantial changes would occur requiring major revision of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

As demonstrated in the accompanying Initial Study/Addendum and supporting technical reports, the proposed Project would not require major revisions to the previously-certified EIR No. 470 because the Project would not result in any new significant impacts to the environment, nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the EIR No. 470. In summary, although the Project would accommodate an arena that would attract a substantial number of trips and associated air emissions and noise generation, EIR No. 470 had already analyzed the potential for large events oriented around the golf course from a peak daily impacts perspective, as well as corresponding impacts from the previously approved industrial park use of the site. The Initial Study/Addendum details this prior analysis and how the proposed Project would not increase these daily impacts to result in any greater impacts.

Due to the inclusion of Vehicle Miles Traveled (VMT) as the current threshold for Transportation impacts, an analysis was performed to compare the projected VMT from the current Specific Plan to the proposed Amended Specific Plan. This analysis determined that the Amended Specific Plan is anticipated to result in similar or reduced VMT from what was previously evaluated and approved. Therefore, looking specifically at VMT, as well as annualized traffic delay, air emissions, or noise related to vehicular traffic, the proposed Project would result in similar or reduced impacts from the original project that was analyzed in EIR No. 470. This similar or reduced VMT is primarily due to the offset seen from the reduction in industrial park uses to accommodate the proposed Planning Area 11 (industrial park uses were approximately reduced from 69.60 acres to 30.72 acres) and the higher amount of daily and annual trips from those uses compared to the arena use that is less frequently used for events even if the trips for those events may be longer in distance on average. Thus, the proposed Project would not require major revisions to the previously-certified EIR No. 470.

EIR No. 470 concluded that implementation of the overall Specific Plan would result in significant and unavoidable impacts to air quality, noise, traffic, and conversion of prime farmland and farmland of statewide importance. As demonstrated in the accompanying Initial Study/Addendum and supporting technical reports, there are no components of the proposed Project that would result in new or increased impacts to air quality, noise, traffic, or farmland, as compared to what was previously evaluated under EIR No. 470. As such, the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of impacts identified in EIR No. 470 under the issue areas of air quality, traffic, farmland, or noise.

Subsequent to the certification of EIR No. 470, no substantial changes in the circumstances under which the Project would be undertaken have occurred. The Project site comprises the same boundaries of the Specific Plan as originally approved. Since approval of the Specific Plan, the site has been mass graded pursuant to required grading permits based on the conceptual grading plan for the Specific Plan and implementation of applicable mitigation measures from EIR No. 470. Land uses surrounding the site include primarily vacant land. Areas on the opposite side of Interstate-10 that were previously vacant have been developed, but much of the previous vacant land remains vacant land. Other areas on the opposite side of Interstate-10 developed as residential

when the original EIR was certified have remained residential, although some areas have been redeveloped. The Project would result in a reduction in the amount of traffic generated by uses on the Project site as compared to what was evaluated for the site by EIR No. 470 as is further shown in the Initial Study/Addendum and supporting technical reports; thus, it can be concluded that the Project's impacts to transportation facilities (including local roads and freeways) would be reduced in comparison to the Project evaluated by EIR No. 470. As demonstrated in the accompanying Initial Study/Addendum supporting technical reports, no substantial changes have occurred in the surrounding area that would result in new or more severe impacts to the environment as compared to what was evaluated and disclosed in EIR No. 470.

3. *New information of substantial importance, which was not known and could not have been known at the time the previous EIR was certified as complete or the negative declaration was adopted, which results in any of the following:*
- a) *The Project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - b) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - c) *Mitigation measures or alternatives previously found not to be feasible would become feasible and would substantially reduce one or more of the significant effects of the Project but the Project proponents decline to adopt the mitigation measure or alternative; or,*
 - d) *Mitigation measures or alternatives that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, but the Project proponent declines to adopt the mitigation measure or alternative.*

Subsequent to the certification of EIR No. 470, no new information of substantial importance has become available which was not known and could not have been known at the time the EIR No. 470 was prepared. Changes in law have occurred since certification of EIR No. 470 that have resulted in more environmentally-protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, etc.) to which the Project would be required to comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by EIR No. 470.

The proposed Project would not result in any new or substantially more severe significant environmental impacts beyond those disclosed in EIR No. 470.

Subsequent to the certification of EIR No. 470, no new mitigation measures or alternatives have been identified that were infeasible at the time EIR No. 470 was certified and that would substantially reduce impacts to air quality or traffic-related noise, which were identified as significant and unavoidable by EIR No. 470.

Subsequent to the certification of EIR No. 470, no new mitigation measures or alternatives that are considerably different from those analyzed in EIR No. 470 have been identified to reduce the significant unavoidable impacts to air quality or due to traffic-related noise.

The Initial Study/Addendum prepared for this Project analyzed if any of the conditions listed above would occur in light of the proposed Project. No new significant impacts would occur as a result of the proposed Project that were not previously addressed in the EIR. No new impacts would

result in terms of substantial environmental damage, serious public health problems, or substantial and avoidable injury to fish or wildlife of their habitats.

Solar Energy:

Riverside County Climate Action Plan, as revised in 2019, includes Measure R2-CE1 which requires renewable energy generation by projects of a certain size. This measure requires the production of 20% of the energy demand for commercial, office, industrial or manufacturing uses totaling more than 100,000 square feet. This measure has been applied to this Project based on feasibility analysis provided and will be further implemented by the conditions of approval to determine the specific amount of renewable energy generation that is necessary. This is anticipated to be accommodated via solar panels that would cover some of the pedestrian walkways around the arena building.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has General Plan Land Use Designations of Business Park (CD:BP), Mixed Use Area (CD:MUA), Commercial Tourist (CD:CT), Commercial Office (CD:CO), Very High Density Residential (CD:VHDR), Medium High Density Residential (CD:MHDR), Open Space: Recreation (OS:R). The Plot Plan area currently has a General Plan Land Use Designation of Business Park (CD:BP). SP No. 343A2 would include a new Planning Area 11 with a proposed Commercial Tourist General Plan land use designation as well as modify the boundaries of Planning areas 4, 6b, 7 and 8 to accommodate the creation of Planning Area 11.
2. The Project site has a Zoning Classification of Specific Plan. The Project proposes to change the Specific Plan zoning ordinance to include Planning Area 11 and to establish the allowed uses within Planning Area 11, which includes the arena use and supporting or ancillary uses.

Entitlement Findings:

General Plan Amendment No. 200005:

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, Section 2.4 C.2., the first two findings (C.2.a and C.2.b) are required and one additional finding (C.2.c through C.2.g) is also required. The additional findings selected as the additional finding (C.2.c) is that special circumstances or conditions have emerged that were unanticipated in preparing the General Plan and (C.2.f) that an amendment is required to expand basic employment job opportunities and that would improve the ratio of jobs-to-workers in the County.

1. The proposed changes do not involve a change in or conflict with:
 - a. The Riverside County Vision.

The General Plan Vision Statement, in its introductory discussion on Risk, provides, "We readily acknowledge that there is a certain degree of risk and uncertainty regarding future expectations,

especially as they relate to land resources and how we manage them. At the same time, through the unique planning opportunities present here, we seek to make the risks known and avoid arbitrary and capricious decision making that aggravates the normal risks in human affairs.” The Project as proposed is not without its risks and potential impacts to the environment, but these have been documented in the Addendum to the Environmental Impact Report and made available for the public and for decision makers on the Project to consider.

On the introductory discussion of Employment, the General Plan Vision Statement provides, “We acknowledge gainful employment as one of the most basic individual needs and value a growing and diversified job base within which our residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of our economy.” The Project would continue directly provide employment onsite through the operation of the arena and is expected to have secondary employment and economic benefits for other businesses in the area.

On the topic of Sustainability and Global Environmental Stewardship, the General Plan Vision Statement provides, “Measures that reduce carbon emissions and increase energy efficiency are now routinely included in all areas of growth within Riverside County – new development, retrofitting of existing structures, as well as new and ongoing operations.” As is shown in the Climate Action Plan screening tables included with the Project Initial Study/Addendum, the Project is providing certain design and operational measures to limit the Project’s contribution to greenhouse gas emissions to be consistent with state reduction goals.

On the topic of Jobs and the Economy, the General Plan Vision Statement provides, “Implementation of the RCIP provides a clear picture of the fiscal implications of land use policies and documents the financial, as well as physical and social viability of communities in Riverside County.” The proposed Project would continue to support employment in the area. Additionally, the Project has been designed in consideration of the surrounding area to design and operate the Project to minimize impacts to the surrounding area, which is detailed in the Project’s Initial Study/Addendum.

This is simply a sampling of the General Plan Vision Statement topics that the General Plan Amendment is consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment are inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

b. Any General Planning Principle Set forth in General Plan Appendix B:

The General Plan Principle IV.C. provides that “where appropriate, each community should be encouraged to develop a ‘community center’ as the focus and place of concentrated civic activity”. The proposed Project with the inclusion of the arena and planned supporting retail, office, and other uses will represent a primary focal point for civic activity where daily and special activities would be accommodated.

General Plan Principle VII.B.1 and 2 provide, “provide employment-generating uses in Riverside County, with capacity for enough jobs to employ the workers who live in Riverside County to the maximum extent possible” and “stimulate the growth of businesses focused on national and international markets”. These principles are highlighted in the Project through its direct and indirect

employment impacts it is anticipated to have along with the events that will occur with the arena that could attract visitors and businesses to the area.

This is simply a sampling of the Principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment inherently conflicts with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Exhibit B.

c. Any Foundation Component designation in the General Plan.

The proposed land use designation would be within the same Foundation Component of the General Plan. Thus, the proposed General Plan Amendment is consistent with the Community Development Foundation.

2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The purposes of General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and ensure the preservation of extremely valuable natural and cultural resources. The Project is strategically located to provide for greatest ease of access to the arena utilizing Interstate-10 and minimizing vehicle travel on other roads through communities. The change to WCVAP Policy 15.4 would continue to protect scenic resources in the area while providing for flexibility for signs within Specific Plans. Therefore, the proposed General Plan Amendment would help contribute to the achievement of the purposes of the General Plan by strategically planning for appropriate land uses in specific locations; the Project therefore is not detrimental to the purposes of the General Plan.

3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

The proposed land use designation change for the Planning Area 11 area is from Business Park to Commercial Tourist. The Specific Plan as currently approved is a response to general market demands and projections for non-residential land uses with a Business Park land use designation. The desire and market for an arena that is a unique land use in the area is a new circumstance that was not originally anticipated at the time the Specific Plan was originally approved and the General Plan amended at that time to reflect the land use designations of the Specific Plan. Additionally, the proposed arena use is not wholly inconsistent with the current Business Park land use designation, but the Commercial Tourist land use designation better reflects and provides greater consistency with a tourist oriented use like an arena. So although there is a change in land use designation, it is not a substantial change for context of the circumstances necessary to support the change in land use designation. The remaining land use designation changes due to reduction or changes to other Planning Area boundaries are a result of this creation of Planning Area 11, so these same new circumstances apply for all land use designation changes proposed by the Project.

The current Policy 15.4 of the Western Coachella Valley Area Plan (WCVAP) has the intent of limiting the size and multitude of signs within certain identified scenic corridors. The policy takes a single direction approach to this by simply limiting the size and number of signs to collectively limit impacts to the corridors. The specific provision from the policy relative to this project site, which is within 330

feet of the nearest edge of a freeway but farther than 660 feet from a freeway exit would mean that a single freestanding sign for the arena would be limited to a maximum height of 25 feet and maximum surface area of 150 square feet. As is shown by this limitation, the policy does not provide flexibility to consider how large a site is, the use on a site, the importance of identification of a particular use to vehicles, or the relative impacts of certain size or number of signs on the scenic corridor. The proposed revision to the policy would retain the current standards to apply in the area plan and the applicable scenic corridors, but would allow for more flexibility for Specific Plans to consider their unique locations, uses, signage needs, and impacts to scenic resources to provide alternative sign design guidelines or standards. The current Specific Plan already contains a sign design guidelines section and the Specific Plan Amendment proposes to supplement these guidelines with provisions for signage specific to Planning Area 11 that includes digital signage and provisions to subareas of Planning Area 11 to provide more customized standards appropriate to limit the size, number, and type of signs in certain subareas, while allowing for larger signs in certain areas intended to be directed towards vehicles on Interstate-10. The guidelines have considered and are supplemented with documentation that shows the planned larger signs relative to the views from Interstate-10 and the backdrop of the scenic corridor that show the limited impacts this single, although larger, sign along a long stretch of frontage has on the overall aesthetics of the corridor. Additionally, similar to the land use designation changes, Policy 15.4 did not anticipate a use like an arena that may have more unique and greater need for signage compared to more typical, limited uses that would be expected along Interstate-10 or other listed scenic corridors while still limiting impacts to and preserving the scenic corridors as the intent for the policy. These represent new circumstances that were not anticipated in the creation of Policy 15.4 in the General Plan.

4. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

The project site has been vacant since its designation as a Business Park in 2006 by the Specific Plan. In the fifteen years since, the project site has been unable to attract a viable development or project with its current land use designation. The proposed project presents a viable use for the site with a Commercial Tourist land use designation, with jobs created by the construction of the project and additional jobs for the arena use once construction is completed. Additionally, the arena use with events would be anticipated to have economic and employment impacts to complementary serving uses like restaurants and hotels that would serve patrons of the arena.

Specific Plan Amendment

In accordance with Government Code section 65454 and Section 2.9.D. of Ordinance No. 348, SP No. 343A2 is consistent with the Riverside County General Plan for the following reasons:

1. The Project proposes to add Planning Area 11 for the arena use and contract other planning areas along with changes to the sign standards for the Specific Plan. The modifications to the Specific Plan text will not result in changes that will change or intensify the overall development plan for the Specific Plan area as is supported by the Addendum to the EIR. Furthermore, the proposed amendment will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the proposed footprint for development has always been proposed for development and appropriate mitigation measures have been incorporated into EIR No. 470 to ensure protection of these species and habitat where they may exist.

The Project is consistent with the overall Specific Plan, which provides for a variety of recreational and tourist oriented uses with supporting commercial uses within the Specific Plan. The proposed Specific Plan Amendment will also be consistent with the General Plan as proposed to be amended. The Specific Plan and the current amendment to its relationship to the General Plan is addressed in the Specific Plan document. Furthermore, as is detailed in the General Plan Amendment findings,

Change of Zone No. 2000025

1. The Project site is zoned Specific Plan. Change of Zone No. 2000025 proposes to modify the Specific Plan Zoning Ordinance text and zoning map to reflect the new Planning Area 11 and the permitted uses and development standards, as well as the re-configuration of Planning Area boundaries and acreages from the creation of Planning Area 11. The proposed changes to the zoning ordinance remains consistent with the Specific Plan No. 343 Land Use Plan as proposed to be amended and specific plan text with the permitted uses and development standards included in the zoning ordinance and remains consistent with the General Plan as amended based on the previous findings for the General Plan Amendment and Specific Plan Amendment.

Tentative Parcel Map No. 38040

Tentative Parcel Map No. 38040 is a Schedule "E" subdivision to divide 101.5 acres into four parcels at 4.27 gross acres, 16.51 gross acres, 25.34 gross acres, and 52.90 gross acres. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance No. 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with the Specific Plan and General Plan, specifically General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development. General Plan Principle I.G encourages efficient use of land by locating more intense development in appropriate areas. The proposed development is located along Varner Road and Interstate-10 to serve traffic to and from the site. The arena is a unique land use that would provide a focal point for the community and help foster local economic development while limiting impacts and being compatible with the surrounding community. The subdivision is consistent with the Specific Plan since the subdivision fosters the development of the arena as is anticipated by the Specific Plan and to set aside other parcels for future development in other planning areas of the Specific Plan. The subdivision is consistent with all development standards from the Specific Plan and proposed Specific Plan Zoning Ordinance as is detailed in the following development standards section.
2. The site of the proposed map is physically suitable for the type of development and density because the site is relatively flat and previously graded and is located along a major roadway, Varner Road, between Cook Street and Washington Street that both access Interstate-10 that is conducive to commercial development that would be fostered by the proposed subdivision. Infrastructure to serve the commercial development including water and sewer are readily available. This subdivision is consistent with the proposed General Plan land use designation of Commercial Tourist as noted in previous findings.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat since the proposed subdivision because any development impacts of the parcels have been previously addressed in the Environmental Impact Report for Specific Plan No. 343 and the current Addendum

to the Environmental Impact Report and any potential impacts of development on the proposed parcels have been addressed in these analyses.

4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since the proposed subdivision and the implementing development of the parcels has been detailed in the previous Environmental Impact Report for Specific Plan No. 343 and the current Addendum to the Environmental Impact Report. The current subdivision itself does not propose any further impacts than what is addressed in these analyses.
5. The proposed land division meets the requirements of Ordinance No. 460 for a Schedule 'E' Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The Project specifically complies with the Schedule 'E' improvement requirements of Ordinance No. 460 Section 10.10 as listed below:
 - a. Streets. Streets are proposed as shown on the Tentative Map, which include dedication and improvements for roads on the west and north side of the subdivision internal of the Specific Plan with the required street width dedication and improvements consistent with the required street width dedication and improvements consistent with the General Plan Circulation Element. Curb and gutter and sidewalks are included for all proposed improved streets. Varner Road is already dedicated and improved to required standards.
 - b. Domestic Water. Domestic water service will be supplied by Coachella Valley Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. The subdivision and any future commercial development will be required to comply with Ordinance No. 787. Fire protection measures shall be determined based on specific interior tenant designs and building code requirements.
 - d. Sewage Disposal. Sewer service will be supplied by Coachella Valley Water District, which has sufficient capacity to handle the anticipated waste load.
 - e. Fences. At minimum the Project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. No such hazardous feature exists adjacent to the Project. Interstate-10 is located near the Project site across Varner Road, but this boundary already includes a chain link fence.
 - f. Electrical and Communication Facilities. The Project will provide electrical, telephone, street lighting, cable television service with lines place underground
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. No such dedications exist on the property that would need to be removed.
7. Tentative Parcel Map No. 38040 is consistent with the minimum lot size allowed by the Project site's Zoning Classification of Specific Plan, Planning Area 11 (based on the C-1/C-P zone) since there is no minimum lot size standard.

Plot Plan No. 200021

The following findings are required to approve the Plot Plan, pursuant to the provisions of Ordinance No. 348:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Project site is proposed to be designated as Commercial Tourist in the Riverside County General Plan and as Arena & Event Center Hockey Training Facility within Specific Plan No. 343 (NorthStar Specific Plan) Planning Area 11. The Plot Plan proposes the construction of an arena to be used for sports events, concerts, and other special events. This use is consistent with the Commercial Tourist land use designation of the General Plan as well as the planned land uses of the Specific Plan since these uses are specifically listed as anticipated uses for each of these designations in the General Plan and Specific Plan Planning Area 11.
2. Planning Area 11 of the Specific Plan utilizes Section 9.1 of Ordinance No. 348 to establish the allowed and conditionally allowed uses in Planning Area 11. The proposed use, a sports arena, is an allowed use with an approved plot plan pursuant to Section 9.1(b)(15) of Ordinance No. 348.
3. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. As detailed in the Project's Initial Study and Addendum and the Environmental Impact Report previously prepared for the Specific Plan, all impacts have been reduced to the minimum amount feasible. EIR No. 470 prepared for Specific Plan No. 343 determined that potentially significant and unavoidable impacts to air quality, traffic, noise and farmland are anticipated. These impacts were analyzed and feasible mitigation incorporated in the EIR and through this Project to reduce these impacts to the maximum amount feasible. Conditions of approval incorporated for the Plot Plan will further ensure that public health, safety and general welfare are protected.
4. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as areas surrounding the Plot Plan site are located within the Specific Plan and have been designed in coordination to be compatible and complementary land uses. Additionally, the proposed Project would not inhibit development of surrounding areas.
5. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. Varner Road along the Plot Plan's frontage is already improved. Other roads extending from Varner Road into the Specific Plan area will be improved by the Project based on applicable road standards that will incorporate sidewalks for pedestrian connectivity. The overall Specific Plan area is located within a FEMA flood hazard area. The overall Specific Plan Master Drainage Plan is designed to protect the development areas in the Specific Plan from the 100-year flood without increasing any flood hazards on neighboring properties. Existing and planned drainage improvements for the arena and overall Specific Plan include the arena being 1.5 feet above the 100-year flood plain, a diversion channel to the golf course, a culvert and channel along Varner Road to collect runoff from Varner Road and onsite runoff, and outlet channel downstream of the Specific Plan to redistribute flows to match existing conditions.

6. The proposed uses are consistent with Ordinance No. 348 and Specific Plan No. 343, in particular with the permitted uses and development standards of the Specific Plan, Planning Area 11 as proposed by the Specific Plan Amendment and Change of Zone as detailed in the following Development Standards Findings section. The Plot Plan proposes an arena and supporting uses that are permitted in the proposed Specific Plan Zoning Ordinance for Planning Area 11 with approval of a Plot Plan.
7. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The plot plan proposes a single building, so this requirement is not applicable.

Development Standards Findings:

1. The existing Zoning Classification for the Project site is Specific Plan. Development standards for Planning Area 11 of Specific Plan No 343 are established in the proposed Specific Plan Zoning Ordinance. For Planning Area 11, the Specific Plan Zoning Ordinance utilizes Section 9.4 (C-1/C-P Zone) of Ordinance No. 348 to establish development standards for uses along with modifications and additions to those development standards.

With the adoption of the proposed Specific Plan Zoning Ordinance, the following development standards shall apply to Planning Area 11:

- A. *There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.* Since there is no lot minimum, the Project is consistent with this.
- B. *There are no yard requirements for buildings which do not exceed 35 feet in height except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line, or from an existing adjacent street line unless a specific plan has been adopted, in which case it will be measured from the specific plan street line.* The proposed building height is 58 feet, which is 23 feet height greater than the 35 foot height limit. Based on this additional height, it requires a setback of 46 feet. The building design in the Plot Plan provides a minimum setback of 48 feet from any property lines as proposed by the Tentative Parcel Map.
- C. *No building or structure shall exceed seventy (70') feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. In no event, however, shall a building or structure exceed seventy-five (75') feet in height unless a variance is approved pursuant to Section 18.27 of Ordinance No. 348.* As noted previously, the proposed building height is 58 feet, which meets the maximum height of 70 feet.

- D. *Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.* The required amount of parking for stadium and sports arenas based on Ordinance No. 348 Section 18.12 is 1 parking space per 30 sq. ft. of net assembly area. Based on a potential concert as a maximum occupancy scenario for the arena that would be 11,700 occupancy with 79,450 sq. ft. of net assembly area, 2,648 parking spaces would be required. The Plot Plan includes 3,000 total parking spaces provided that is included primarily on parcel 2 of the proposed Tentative Parcel Map with the arena on parcel 1 including some parking spaces. An agreement will be required to be entered between the two properties that ensures parking on parcel 2 serves the arena on parcel 1 prior to or with recordation of the subdivision or prior to occupancy of the building, whichever occurs first. This parking on parcel 2 will also potentially serve future uses elsewhere in the Specific Plan when the parking is not needed to serve the arena. The 3,000 parking spaces on parcels 1 and 2 would meet the required parking based on Ordinance No. 348 requirements on its own based on maximum occupancy. However, the applicant anticipates for events where maximum occupancy is anticipated, additional parking will be provided via the nearby Xavier High School, Cal State San Bernardino Palm Desert Campus, or other locations within the Specific Plan not yet developed. Prior to occupancy, a more detailed parking program showing the offsite parking location and design, at what level of arena occupancy would the offsite parking be triggered, an agreement for use of offsite parking, and plan for transport of patrons would be required to be reviewed and approved by Planning to address the potential parking demand for maximum occupancy events. The details provided at the time of submittal for the offsite parking plan will be required to meet the requirements of Ordinance No. 348 Section 18.12.f.2 for Alternative programs for shared parking.
- E. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* All roof mounted equipment is planned to be screened by the proposed architecture. A condition of approval is also included to ensure this is met through final design of the building.

Other Findings:

1. The Project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan. This Project fulfills the plan requirements.
2. The Project site is located within the City of Cathedral City Sphere of Influence. This Project was provided to the City of Cathedral City for review and comment. No comments were received either in favor or opposition of the Project.
3. The Project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The Project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

6. In compliance with Senate Bill 18 (SB18), on November 3, 2020 a Sacred Lands File Search and consultation list request was sent to the Native American Heritage Commission. A response was received on November 4, 2020 with a list of twelve contacts for eleven groups; and the results of the Sacred Lands File Search which was negative. Notices were sent to all contacts on November 6, 2020. No response was received from the Augustine Band of Cahuilla Mission Indians, Cabazon Band of Mission Indians, Cahuilla Band of Indians, Los Coyotes Band of Cahuilla and Cupeno Indians, Morongo Band of Mission Indians, Ramona Band of Cahuilla Indians, Santa Rosa Band of Cahuilla Indians, Soboba Band of Luiseno Indians or the Torres-Martinez Band of Desert Cahuilla Indians. A response was received from the Quechan on November 10, 2020 deferring to more local tribes. The Agua Caliente Band of Cahuilla Indians responded via email on November 10, 2020 requesting Government to Government consultation for this project. The project was discussed during meetings held on February 24, 2021 and March 8, 2021. The band feels the area is sensitive for subsurface resources and there is the possibility that previously unidentified resources might be found during ground disturbing activities. As such, the project has been conditioned for a Tribal Monitor from the consulting Tribe(s) to be present during grading activities so that any Tribal Cultural Resources found during project construction activities will be handled in a culturally appropriate manner. As an Addendum to a prior EIR, Assembly Bill 52 (AB52) requirements for tribal consultation do not apply.

Fire Findings:

1. The Project site is not located within a designated Fire Hazard Severity Zone and is not located within a Cal Fire State Responsibility Area ("SRA")

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper and Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has received a number of written communication in support of the proposed project and are included in the staff report package. Prior to the April 7th Planning Commission meeting, staff received the noted comment letter from Lozeau Drury in opposition to the project. Prior to the April 21st Planning Commission meeting, staff received the noted comment letter from City of Palm Desert in opposition to the project. As of the writing of this report, Planning Staff has not received any other written communication or phone calls with comments in opposition to the proposed project.

This project was presented before the Thousand Palms Community Council on January 28, 2021 and March 25, 2021, Jack Ivey Ranch Homeowners Association on September 15, 2020 and March 17, 2021, Sun City Palm Desert Community Association on September 22, 2020 and planned for April 5, 2021, and other government, community, and business organizations in Coachella Valley, and community webinar series with the Desert Sun Newspaper.

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RESOLUTION 2021-003
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 200005 AND
AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 343

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on April 7, 2021, April 21, 2021, and May 5, 2021 to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Additional Procedures to Implement the California Environmental Quality Act have been satisfied and the recommendation to consider an Addendum to Environmental Impact Report No. 470 pursuant to State CEQA Guidelines Section 15162 and has been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on May 5, 2021; considered an Addendum to Environmental Impact Report No. 470 pursuant to State CEQA Guidelines Section 15162 and recommends the following based on the staff report and the findings and conclusions stated therein:

APPROVAL of GENERAL PLAN AMENDMENT NO. 200005; and

APPROVAL of SPECIFIC PLAN NO. 343 AMENDMENT NO. 2.

ORDINANCE NO. 348.XXXX

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map No. _____, as amended, are further amended by placing in effect in the Western Coachella Valley District the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. _____ Change of Zone Case No. _____," and establishing the boundaries of the Planning Areas within Specific Plan No. 343, which map is made a part of this ordinance.

Section 2. Section 17.105 of Article XVIIa of Ordinance No. 348 is hereby amended in its entirety to read as follows:

"SECTION 17.105 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 343.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 343 shall be the same as those permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that those permitted uses pursuant to Section 8.100.a.(2), (4), and (8); Section 8.100.b.(1) and Section 8.100.c.(1) shall not be permitted.

(2) The development standards for Planning Area 1 of Specific Plan No. 343 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348 except that the development standards set forth in Section 8.101.b. and e. shall be deleted and replaced, respectively, with each of the following:

1 b. Yards. Whenever a building is to be constructed on a lot in this
2 zone, it shall have a front yard, side yard and rear yard, each of
3 which shall be not less than 25 feet. If more than one building is
4 constructed on one lot, there shall be not less than 25 feet separation
5 between the buildings.

6 e. All buildings and structures shall not exceed 75 feet in height.

7 (3) Except as provided above, all other zoning requirements shall be the same
8 as those requirements identified in Article VIIIe of Ordinance No. 348.

9 b. Planning Area 2.

10 (1) The uses permitted in Planning Area 2 of Specific Plan No. 343 shall be the
11 same as those permitted in Article VIIIe, Section 8.100 of Ordinance No.
12 348, except that those permitted uses pursuant to Section 8.100.a.(2), (4),
13 and (8); Section 8.100.b.(1) and Section 8.100 c.(1) shall not be permitted.
14 The permitted uses identified under Section 8.100.a. shall also include golf
15 related offices, restaurants, lounges, and banquet facilities.

16 (2) The development standards for Planning Area 2 of Specific Plan No. 343
17 shall be the same as those standards identified in Article VIIIe, Section
18 8.101 of Ordinance No. 348 except that the development standards set forth
19 in Section 8.101.b. and e. shall be deleted and replaced, respectively, with
20 each of the following:

21 b. Yards. Whenever a building is to be constructed on a lot in this
22 zone, it shall have a front yard, side yard and rear yard, each of
23 which shall be not less than 25 feet. If more than one building is
24 constructed on one lot, there shall be not less than 25 feet separation
25 between the buildings.

1 e. All buildings and structures shall not exceed 75 feet in height.

2 (3) Except as provided above, all other zoning requirements shall be the same
3 as those requirements identified in Article VIIIe of Ordinance No. 348.

4 c. Planning Area 3.

5 (1) The uses permitted in Planning Area 3 of Specific Plan No. 343 shall be the
6 same as those permitted in Article IXa, Section 9.25 of Ordinance No. 348,
7 except that those permitted uses pursuant to Section 9.25.a.(1), (2), (3), and
8 (8) shall not be permitted. The permitted uses identified under Section
9 9.25.a. shall also include restaurants, bars, spas, conference and meeting
10 rooms.

11 (2) The development standards for Planning Area 3 of Specific Plan No. 343
12 shall be the same as those standards identified in Article IXa, Section 9.26
13 of Ordinance No. 348 except that the development standards set forth in
14 Section 9.26.b. and c. shall be deleted and replaced, respectively, with each
15 of the following:

16 b. If a lot adjoins a lot zoned C-T, C-1, C-P, C-P-S, M-SC, M-M, or
17 M-H, there is no side, front or rear yard requirement for buildings.
18 Setbacks shall not increase with building heights.

19 c. All building and structures shall not exceed 100 feet in height.

20 (3) Except as provided above, all other zoning requirements shall be the same
21 as those requirements identified in Article IXa of Ordinance No. 348.

22 d. Planning Area 4.

23 (1) The uses permitted in Planning Area 4 of Specific Plan No. 343 shall be the
24 same as those permitted in Article VII, Section 7.1 of Ordinance No. 348,
25 except that those permitted uses pursuant to Section 7.1.a.(2), (3), (4), (10),

1 (11), and (12); Section 7.1.b.(3), (5), (6), (7), and (9); and Section 7.1.c.(1)
2 and (2) shall not be permitted.

3 (2) The development standards for Planning Area 4 of Specific Plan No. 343
4 shall be the same as those standards identified in Article VII of Ordinance
5 No. 348 except that the development standards set forth in Section 7.2 and
6 Section 7.10 shall be deleted and replaced, respectively, with each of the
7 following:

8 SECTION 7.2. Building Height Limit. Building height shall not exceed six
9 stories, with a maximum height of 75 feet.

10 SECTION 7.10. Area Per Dwelling Unit. Every main building hereafter
11 erected or structurally altered shall have a lot or building site area of not less
12 than 1500 square feet for each dwelling unit in such main building.

13 (3) Except as provided above, all other zoning requirements shall be the same
14 as those requirements identified in Article VII of Ordinance No. 348.

15 e. Planning Area 5.

16 (1) The uses permitted in Planning Area 5 of Specific Plan No. 343 shall be the
17 same as those permitted in Article IXa, Section 9.25 of Ordinance No. 348,
18 except that those permitted uses pursuant to Section 9.25.a.(1), (2), (3), and
19 (8) shall not be permitted. The permitted uses identified under Section
20 9.25.a. shall also include restaurants, bars, spas, conference and meeting
21 rooms.

22 (2) The development standards for Planning Area 5 of Specific Plan No. 343
23 shall be the same as those standards identified in Article IXa, Section 9.26
24 of Ordinance No. 348 except that the development standards set forth in
25

1 Section 9.26,b. and c. shall be deleted and replaced, respectively, with each
2 of the following:

3 b. If a lot adjoins a lot zoned C-T, C-1, C-P, C-P-S, M-SC, M-M, or
4 M-H, there is no side, front or rear yard requirement for buildings.
5 Setbacks shall not increase with building heights.

6 c. All building and structures shall not exceed 100 feet in height.

7 (3) Except as provided above, all other zoning requirements shall be the same
8 as those requirements identified in Article IXa of Ordinance No. 348.

9 f. Planning Areas 6a and 6b.

10 (1) The uses permitted in Planning Areas 6a and 6b of Specific Plan No. 343
11 shall be the same as those permitted in Article VII, Section 7.1 of Ordinance
12 No. 348, except that those permitted uses pursuant to Section 7.1.a.(2), (3),
13 (4), (10), (11), and (12); Section 7.1.b.(3), (5), (6), (7), and (9); and Section
14 7.1.c.(1) and (2) shall not be permitted.

15 (2) The development standards for Planning Areas 6a and 6b of Specific Plan
16 No. 343 shall be the same as those standards identified in Article VII of
17 Ordinance No. 348 except that the development standards set forth in
18 Section 7.2 and Section 7.10 shall be deleted and replaced, respectively,
19 with each of the following:

20 SECTION 7.2. Building Height Limit. Building height shall not exceed six
21 stories, with a maximum height of 75 feet.

22 SECTION 7.10. Area Per Dwelling Unit. Every main building hereafter
23 erected or structurally altered shall have a lot or building site area of not less
24 than 1500 square feet for each dwelling unit in such main building.
25

1 (3) Except as provided above, all other zoning requirements shall be the same
2 as those requirements identified in Article VII of Ordinance No. 348.

3 g. Planning Area 7.

4 (1) The uses permitted in Planning Area 7 of Specific Plan No. 343 shall be the
5 same as those permitted in Article IX, Section 9.1 of Ordinance No. 348,
6 except that those permitted uses pursuant to Section 9.1.a.(1), (3), (5), (7),
7 (8), (14), (15), (17), (19), (29), (30), (33), (39), (42), (51), (54), (61), (64),
8 (80), (84), (91), (92), (93), and (94); Section 9.1.b.(3), (4), (6), (7), (9), (10),
9 (11), (12), (13), (16), (18), (19), and (20); and Section 9.1.c.(1), (2), (5), (6),
10 (7), (8), (9), (10), (11), (12), (13), (14), (15), (16), (17), and (18) shall not
11 be permitted but shall permit heliports. The permitted uses identified under
12 Section 9.1.a. shall also include residences and offices above parking and
13 primary retail level, with the first floor above parking dedicated exclusively
14 to retail; and public fairs.

15 (2) The development standards for Planning Area 7 of Specific Plan No. 343
16 shall be the same as those standards identified in Article IX, Section 9.4 of
17 Ordinance No. 348 except that the development standards set forth in
18 Section 9.4.c. shall be deleted and replaced the following:

19 c. No building or structure shall exceed sixty (60') feet in height,
20 unless a greater height structure is approved pursuant to Section
21 18.34 of this ordinance. In no event, however, shall a building or
22 structure exceed seventy-five (75') feet in height, unless a variance
23 is approved pursuant to Section 18.27 of this ordinance.

24 (3) Except as provided above, all other zoning requirements shall be the same
25 as those requirements identified in Article IX of Ordinance No. 348.

1 h. Planning Area 8.

2 (1) The uses permitted in Planning Area 8 of Specific Plan No. 343 shall be the
3 same as those permitted in Article X, Section 10.1 of Ordinance No. 348,
4 except that those permitted uses pursuant to Section 10.1.a.(1)a)1., (1)a)2.,
5 (1)a)3., (1)a)4., (1)a)5., (1)b)1., (1)b)2., (1)d)1., (1)d)2.a., (1)d)2.b., (1)d)5.,
6 (1)d)6., (1)d)7., (1)e)1., (1)e)2., (1)g)4., (1)g)10., (2)k), (2)n), (2)o), and
7 (2)p); Section 10.1.b.(1) and (3); and Section 1.c. shall not be permitted.

8 (2) The development standards for Planning Area 8 of Specific Plan No. 343
9 shall be the same as those standards identified in Article X, Section 10.4 of
10 Ordinance No. 348 except that the development standards set forth in
11 Section 10.4.a., d., e., f., g., and m., shall be deleted and replaced,
12 respectively, with each of the following:

13 a. The minimum lot size shall be 10,000 square feet with a minimum
14 average lot width of 100 feet.

15 d. A minimum 25 foot setback shall be required on any public street.

16 e. There are no sideyard setbacks.

17 f. There are no rear yard setbacks.

18 g. A minimum 25 foot setback shall be required on any boundary
19 where the industrial property abuts a residential or commercially
20 zoned property.

21 m. All onsite signs shall be in conformance with the sign program the
22 sign program guidelines approved for Specific Plan No. 343, which
23 are incorporated herein by reference.

24 (3) Except as provided above, all other zoning requirements shall be the same
25 as those requirements identified in Article X of Ordinance No. 348.

1 i. Planning Area 9.

2 (1) The uses permitted in Planning Area 9 of Specific Plan No. 343 shall be the
3 same as those permitted in Article IXd, Section 9.72 of Ordinance No. 348,
4 except that those permitted uses pursuant to Section 9.72.a.(10); and Section
5 9.72.b.(4) shall not be permitted.

6 (2) The development standards for Planning Area 9 of Specific Plan No. 343
7 shall be the same as those standards identified in Article IXd, Section 9.73
8 of Ordinance No. 348 except that the development standards set forth in
9 Section 9.73.c., l., and m., shall be deleted and replaced, respectively, with
10 each of the following:

11 c. Height Requirements. Structures and buildings shall not exceed 50
12 feet unless a height up to 75 feet is granted pursuant to Section 18.34
13 of Ordinance No. 348.

14 l. All onsite signs shall be in conformance with the sign program
15 guidelines approved for Specific Plan No. 343, which are
16 incorporated herein by reference.

17 m. Access shall be allowed from residential streets.

18 (3) Except as provided above, all other zoning requirements shall be the same
19 as those requirements identified in Article IXd of Ordinance No. 348.

20 j. Planning Area 10.

21 (1) The uses permitted in Planning Area 10 of Specific Plan No. 343 shall be
22 the same as those permitted in Article IXb, Section 9.50 of Ordinance No.
23 348, except that those permitted uses pursuant to Section 9.50.a.(6), (14),
24 (16), (18), (19), (30), (31), (32), (37), (43), (52), (55), (59), (64), (83), (95),
25 and (102); and Section 9.50.b.(1), (2), (3), (5), (6), (7), (8), (9), (13), (14),

1 (15), (16), (17), (18), and (19) shall not be permitted. The permitted uses
2 identified under Section 9.50.a. shall also include public fairs and
3 automobile rentals.

4 (2) The development standards for Planning Area 10 of Specific Plan No. 343
5 shall be the same as those standards identified in Article IXb, Section 9.53
6 of Ordinance No. 348.

7 (3) Except as provided above, all other zoning requirements shall be the same
8 as those requirements identified in Article IXb of Ordinance No. 348.

9 k. Planning Area 11.

10 (1) The uses permitted in Planning Area 11 of Specific Plan No. 343 shall be
11 the same as those permitted in Article IX, Section 9.1 of Ordinance No. 348,
12 except that those permitted uses pursuant to Section 9.1.a.(1), (2), (3), (4),
13 (5), (7), (8), (9), (11), (12), (14), (15), (16), (17), (18), (19), (22), (23), (25),
14 (26), (27), (28), (29), (30), (31), (32), (33), (35), (36), (37), (39), (40), (41),
15 (42), (43), (44), (45), (46), (47), (48), (49), (50), (51), (52), (53), (54), (55),
16 (56), (57), (59), (60), (61), (62), (63), (64), (65), (66), (67), (69), (72), (73),
17 (74), (77), (78), (79), (80), (81), (82), (84), (85), (86), (87), (88), (89), (90),
18 (91), (92), (93), (94), (95), (96) and (97); Section 9.1.b.(1), (2), (3), (4), (5),
19 (6), (7), (8), (9), (10), (11), (12), (13), and (16); and Section 9.1.d(1), (2),
20 (3), (4), (5), (6), (7), (9), (10), (11), (12), (13), (14), (15), (17), (18), (19)
21 and (20) shall not be permitted. In addition, uses permitted in Section 9.1.a.
22 shall also include onsite digital signs.

23 (2) The development standards for Planning Area 11 of Specific Plan No. 343
24 shall be the same as those standards identified in Article IX, Section 9.4 of
25

1 Ordinance No. 348 except that the development standards set forth in
2 Section 9.4.c. shall be deleted and replaced with the following:

3 c. No building or structure shall exceed seventy (70') feet in height,
4 unless a greater height structure is approved pursuant to Section
5 18.34 of this ordinance. In no event, however, shall a building or
6 structure exceed seventy-five (75') feet in height, unless a variance
7 is approved pursuant to Section 18.27 of this ordinance.

8 In addition, the following standards shall also apply:

9 AA. Onsite signs in Planning Area 11 of Specific Plan No. 343 shall be
10 processed in compliance with those provisions and standards
11 identified in Article XIX of Ordinance No. 348 and the sign program
12 guidelines approved for Specific Plan No. 343, which are
13 incorporated herein by reference. If there is an inconsistency
14 between Article XIX and the sign program guidelines, the sign
15 program guidelines shall control.

16 (3) Except as provided above, all other zoning requirements shall be the same
17 as those requirements identified in Article IX of Ordinance No. 348.”
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Section 3. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
KAREN SPIEGEL
Chair, Board of Supervisors

ATTEST:

KECIA R. HARPER
Clerk of the Board

By: _____
Deputy

(Seal)

APPROVED AS TO FORM:

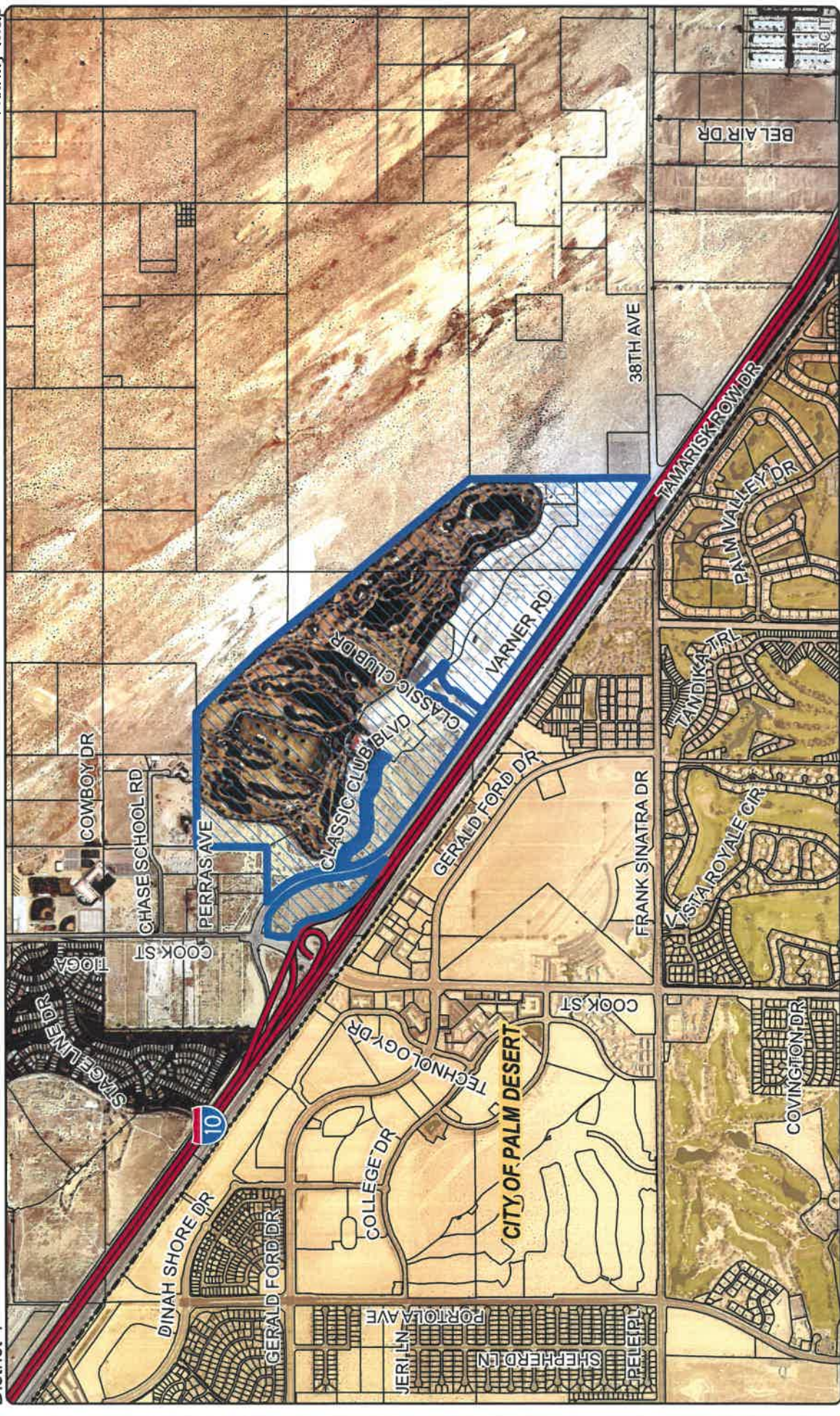
GREGORY P. PRIAMOS
County Counsel

By: _____
LEILA MOSHREF-DANESH
Deputy County Counsel

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ2000025 GPA200005 SP00343A02 PPT200021 TPM38040
VICINITY/POLICY AREAS

Supervisor: Perez
 District 4

Date Drawn: 03/09/2021
 Vicinity Map



Author: Vinnie Nguyen

Zoning Dist: Thousand Palms



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan and a new General Map. The new General Map may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 940-3000 (Western County) or in Palm Desert at (760) 339-5977 (Eastern County) or Website: www.riversideca.gov

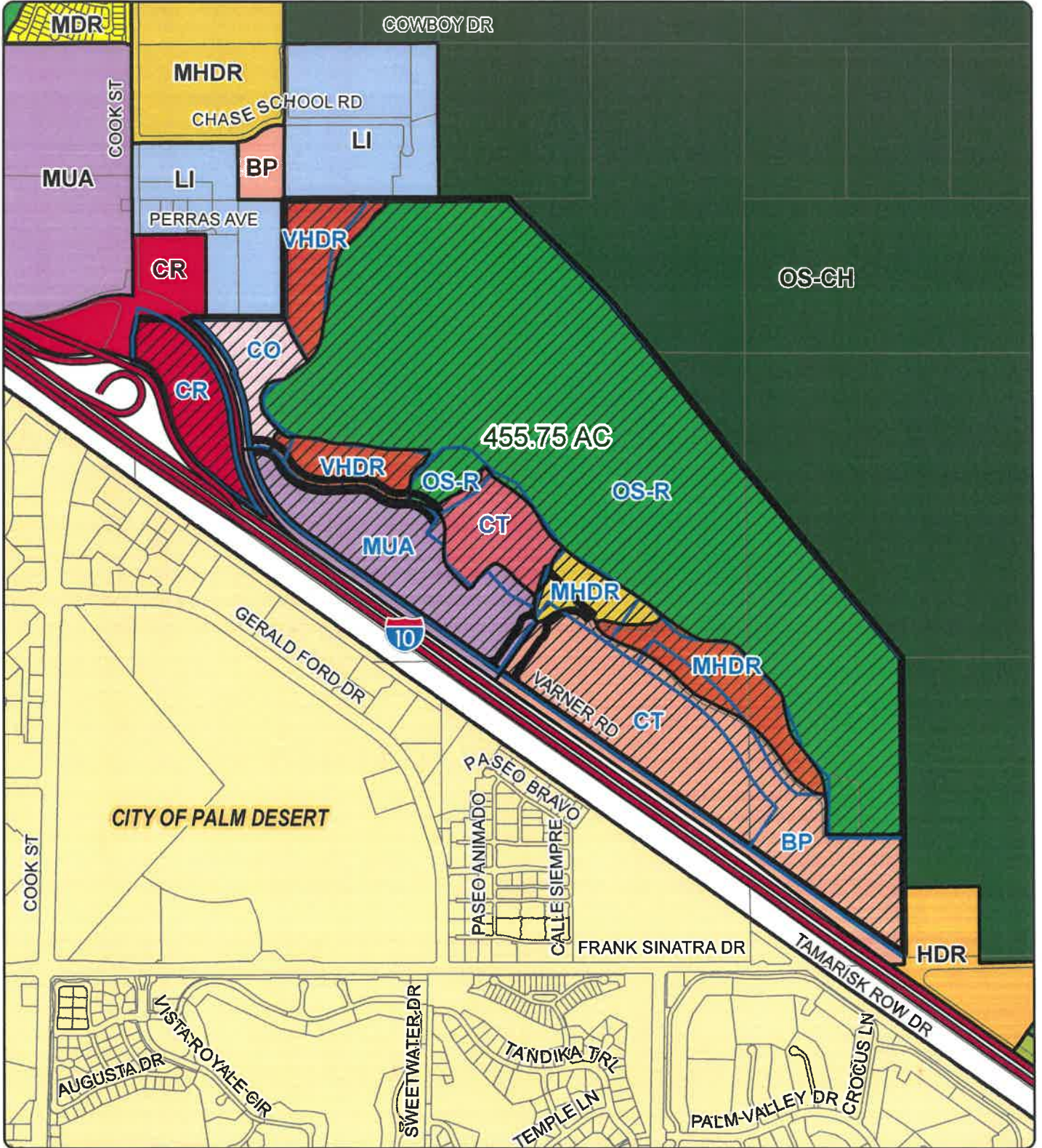
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000025 GPA200005 SP00343A02 PPT200021 TPM38040

Supervisor: Perez
District 4

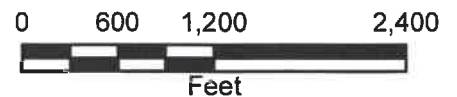
PROPOSED GENERAL PLAN

Date Drawn: 03/09/2021
Exhibit 6



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen



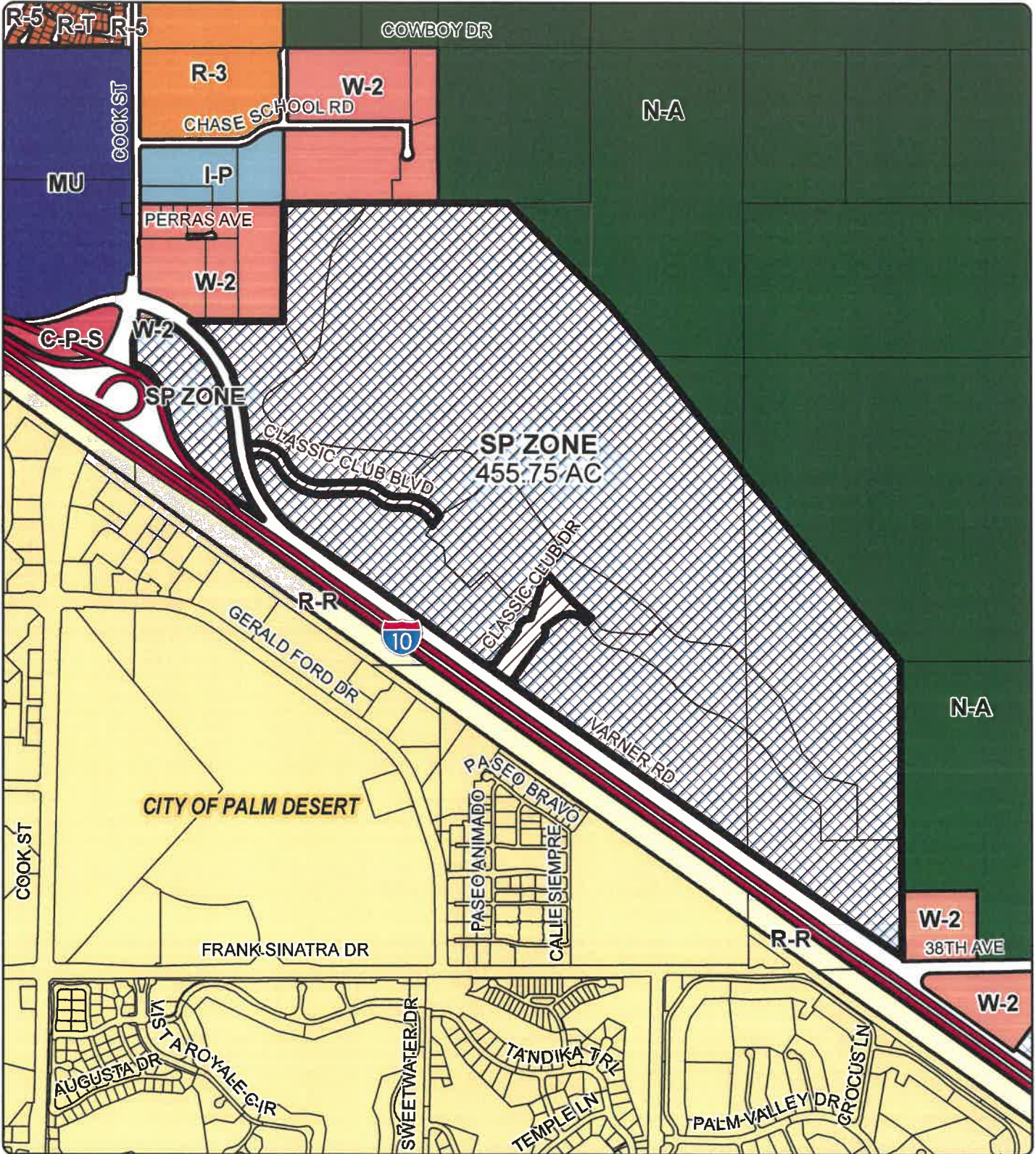
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)869-8277 (Eastern County) or Website <http://planning.rcsma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ2000025 GPA200005 SP00343A02 PPT200021 TPM38040

Supervisor: Perez
 District 4

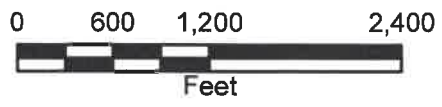
PROPOSED ZONING

Date Drawn: 03/09/2021
 Exhibit 3



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen



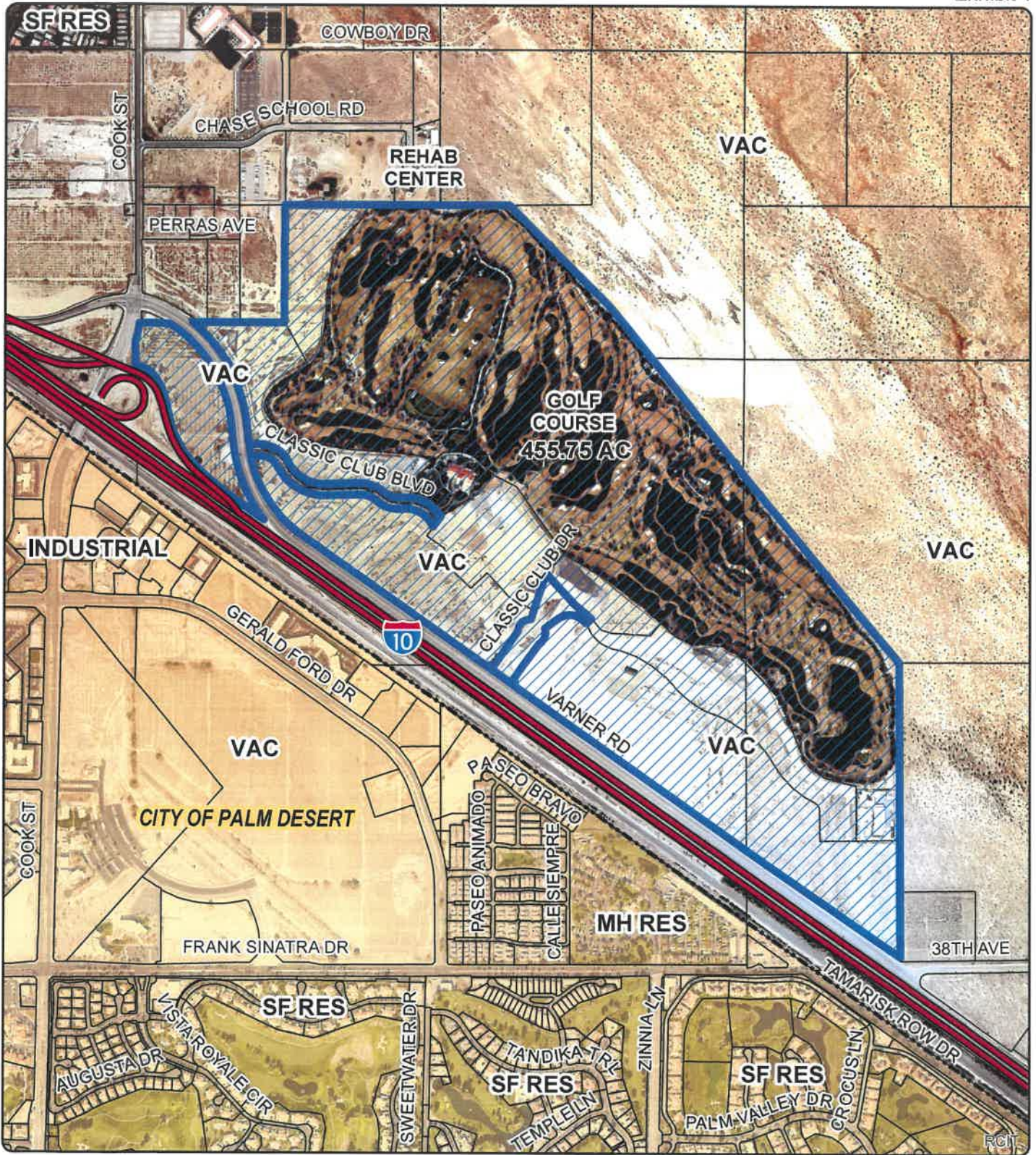
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ2000025 GPA200005 SP00343A02 PPT200021 TPM38040

Supervisor: Perez
District 4

LAND USE

Date Drawn: 03/09/2021
Exhibit 1



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

**TABLE IV-1
LAND USE SUMMARY
NORTHSTAR SPECIFIC PLAN**

PLANNING AREA	LAND USE DESCRIPTION	LAND AREA (ACRES)	D.U. /ACRE	DWELLING UNIT TOTAL	MAXIMUM FLOOR AREA (SQ. FT.)
1	18-hole Golf Course	240.00	NIA	NIA	NIA
2	Golf Clubhouse	5.90	NIA	NIA	81,000
3	Golf View Hotel	17.60	NIA	NIA	350 (key), 25,000 square foot spa, 32,000 square feet of meeting rooms
4	Golf View Villas	7.30	7.4	54	NIA
5	Resort Timeshare Units	9.95	21.7	216	NIA
6	Golf View Condominiums	33.29 30.68	16.6	550	NIA
7	Mixed Use Retail Village	36.20	NIA*	150	400,000
8	Industrial Park (Research & Development)	69.60 30.72	NIA	NIA	1,200,000 381,035
9	Executive Office	16.00	NIA	NIA	230,000
10	Community Commercial	20.00	NIA	NIA	100,000
11	Arena & Event Center Hockey Training Facility	41.4	NIA	NIA	260,000 35,000
TOTAL	NIA	455.75	NIA	970	2,068,000 1,544,035 sq. ft. and 350 Key Hotel



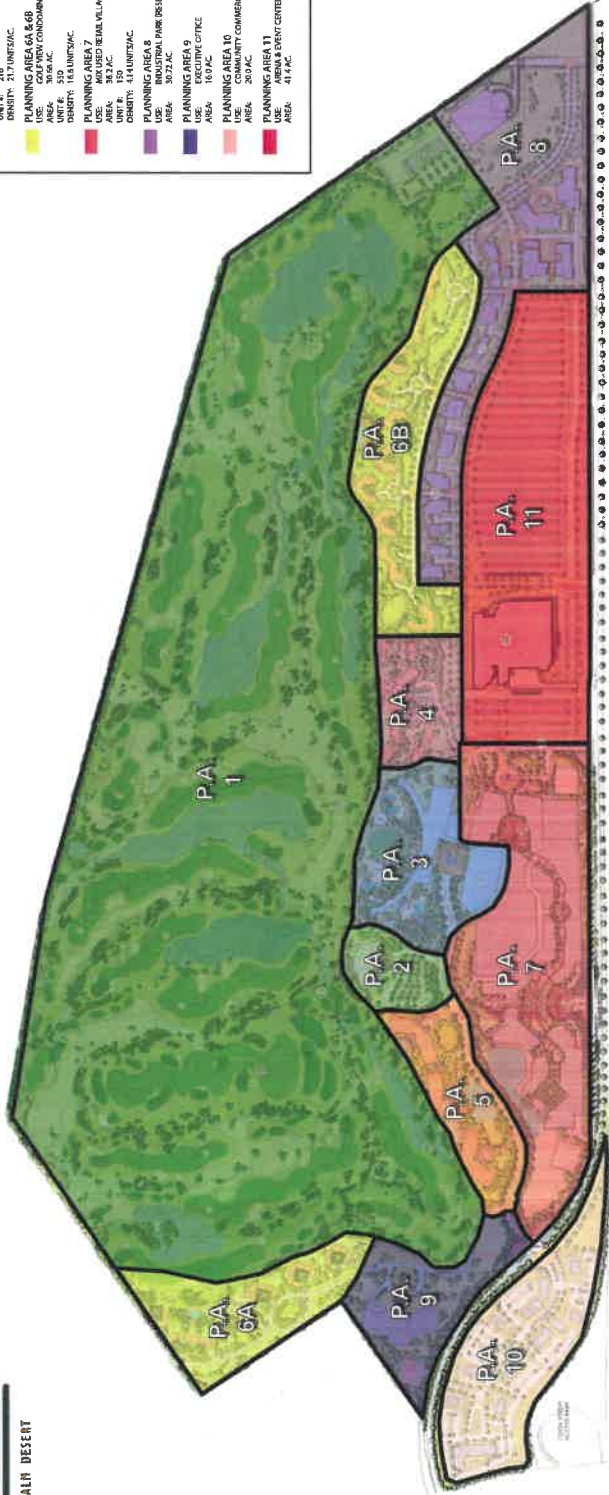
APN's

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695-100-002	*695-100-009
695-100-004	*695-100-010
695-100-005	*695-100-012
695-100-006	*695-100-014
695-100-007	*695-100-015
695-100-011	
695-100-017	
695-070-001	

* APN's associated with Specific Plan Amendment.

LAND USE SUMMARY

PLANNING AREA 1	RESORT GOLF COURSE
AREA: 240 AC	
PLANNING AREA 2	GOLF COURSE FACILITIES
AREA: 59 AC	
PLANNING AREA 3	GOLF RESORT HOTEL
AREA: 178 AC	
PLANNING AREA 4	RESORT GOLF VIEW VILLAS
AREA: 54 AC	
PLANNING AREA 5	RESORT GOLF VIEW VILLAS
AREA: 939 AC	
PLANNING AREA 6A & 6B	GOLF COURSE CONDOMINIUMS
AREA: 300 AC	
PLANNING AREA 7	RESORT GOLF VIEW VILLAS
AREA: 130 AC	
PLANNING AREA 8	RESORT GOLF VIEW VILLAS
AREA: 100 AC	
PLANNING AREA 9	EXECUTIVE OFFICE
AREA: 100 AC	
PLANNING AREA 10	COMMUNITY COMMERCIAL
AREA: 300 AC	
PLANNING AREA 11	ARENA & EVENT CENTER
AREA: 414 AC	



CONCEPTUAL LAND USE PLAN

NORTHSTAR
40421.03.000 SPECIFIC PLAN
AMENDMENT NO. 2



Figure IV-1

- c. The uses listed in Subsections a. and b. do not include sex-oriented businesses.
- d. Accessory Uses. An accessory use to a permitted use is allowed, provided the accessory use is established on the same lot or parcel of land, and is incidental to, and consistent with the character of the permitted principal use, including but not limited to:
- (1) Limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and providing any such related activity does not exceed any of the following restrictions:
- a) The maximum gross floor area of the building permitted to be devoted to such accessory use shall be 25 percent.
- b) The maximum total horsepower of all electric motors used in connection with such accessory use shall be five horsepower.
- c) The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone.
- d) Accessory uses shall be conducted wholly within a completely enclosed building.
- e. Any use that is not specifically listed in Subsections a. and b. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it fall.

11. Planning Area No. 11: Arena and Event Center

a. Descriptive Summary

The Arena and Event Center is planned to include a multi-purpose arena and event center, hockey training facility with practice ice, retail skate shop, public open space, and surface parking as shown in Figure 1.

This facility will host an American Hockey League team and provide a year-round venue for other events in the Coachella Valley, including concerts, family shows, other sporting events, cultural events, conferences, and conventions.

The Arena and Event Center will be located between the Mixed Use Village and Business Park Planning Areas and south of residential planning areas and integrated into the village concept established by the NorthStar Specific Plan through a network of streets and pedestrian corridors.

b. Land Use and Planning Standards

For planning standards (such as setbacks and building heights), refer to the Development Standards [Table IV-5](#) and the Specific Plan Zoning Ordinance, Section III, herein.

(1) Special treatment buffer areas

- The boundaries between Planning Area No. 11 and the adjacent planning areas shall be designed to provide an appropriate buffer between the uses.
- Setbacks and natural and/or structural buffers (as defined below) will be utilized to separate uses that are not compatible.
 - Natural – A visual screen created by vegetation to present visual separation when viewed from one side to the other.
 - Structural – A visual screen created through either construction of an earthen berm or wall/fence and or a combination of both to present visual separation when viewed from one side to the other.

(2) Parking

- Parking will be principally provided in a surface parking area located on the east side of the Arena complex with additional parking provided adjacent to the Arena. The surface parking area may be redeveloped in the future to include a comparable amount of parking within one or more structured parking facilities. Parking requirements for the Arena complex may be satisfied through a combination of on-site and off-site parking, where off-site parking may consist of a combination of short- and long-term lease and license arrangements, as well as shared parking arrangements within the Specific Plan area. Parking Plans will be submitted during plot plan review to demonstrate that minimum County Parking requirements are being met.

(3) Sign program

- A Sign Program shall be developed and submitted for approval with the Plot Plan submittal.
- The Sign Program for the Arena and Event Center is permitted to include the following types of signs appropriate for a public event venue:
 - LED Monument Sign with a maximum height of 90' along Varner Road. The location of this sign shall be specified on the Sign Program submitted with a development application
 - LED Board at Entry Plaza adjacent to the Arena building. The location of this sign shall be specified on the Sign Program
 - Building Signs with Venue Name
 - Roof Sign with Venue Name
 - Wayfinding Signage

(4) Access

As shown on [Figure IV-3](#) (Conceptual Vehicular Diagram), primary access into the Arena and Event Center will be obtained from Varner Road via streets and driveways. Traffic signals may be installed where shown on this diagram. Secondary access will be provided from the roadway to the north of the Arena and Event Center and adjacent parking area.

c. *Design Standards/Guidelines*

(1) Building layout and arrangement

- The building layout and arrangement of the Arena and Event Center is depicted in [Figure IV-54](#).

(2) Service area

- Service areas shall be located on the sides or rear of the buildings they serve.

(3) Screening

- Service areas and external loading areas shall be screened from view by the general public. Screening may be accomplished by the use of walls, fences, trellises, landscaping or a combination of elements.

(4) Landscaping

(a) Coverage

- The sum of landscaped areas shall be no less than 10% of the total planning area.

(b) Plant selection list

- All landscaped areas within the Arena and Event Center Planning Area shall be planted with plant materials chosen from Landscape Zone 11 of the appropriate plant palette contained in [Table IV-2](#) and [Figures IV-8](#) thru [IV-10](#) of this Specific Plan. All plant material should be chosen from this list or as approved by County Planning Staff. Smooth transitions from landscaped common areas to adjoining properties are encouraged.

(c) Planting guidelines

- Street parkways and common lots, such as retention basins, shall be provided with landscaping consisting of decorative gravels, living ground covers, shrubs and some trees.
- Location of landscaping shall be in accordance with applicable County Ordinances.

- Drought tolerant landscape materials shall be provided in accordance with Ordinance 348.
 - Large planters may be incorporated into seating areas. Such planters should be open to the earth below and should incorporate permanent irrigation systems.
- (d) Special treatments
- Creative project design uses of hardscape, decorative gravels, placement of landscaping for afternoon shade and water efficient irrigation systems are encouraged.
 - Boxed and container plants in planters constructed of materials and finishes compatible with the building may be used to enhance street frontages, plazas, and courtyards.
- (5) Architectural Features
- (a) Basic theme
- The Arena and Event Center is designed to be experienced as an indoor/outdoor facility with access to exterior concessions situated on the main concourse of the Arena and nearest a large outdoor plaza space. Similarly, the clubs at premium level are designed with exterior balconies to offer views of the plaza and mountains beyond.
 - The primary exterior material of the main façade of the Arena and Event Center will be an Exterior Insulation and Finish System (“EIFS”) designed to mimic the forms of windswept rock.
- (b) Building form, mass, and elevations
- The conceptual shape and configuration of the Arena and Event Center is depicted in Figure IV-54.
 - The elevations of the buildings within Planning Area No. 11 shall be provided with the plot plan submittal.
- (c) Shade and shadow
- A perforated/corrugated metal panel shade canopy will be provided over the entry plaza at the northeast corner of the Arena and Event Center.
- (d) Walls and fences
- Walls and fences should be designed as an integral architectural component of the Arena and Event Center building and should be compatible with the natural environment in color and texture.

- (e) Accessory structures
 - Any accessory structures should be designed to be consistent with the architectural style of the primary structure.
- (f) Outside furnishing
 - The design and selection of outside furnishings shall include considerations for the security, safety, comfort and convenience of the user, including accessibility for users with physical disabilities.
 - Outside furnishings shall be conservative in use of sidewalk space, and maintain a clear width sufficient to accommodate pedestrian flows.
 - All outside furnishings shall be constructed of long-wearing, vandal resistant materials, capable of withstanding the desert climatic conditions.
 - The selection, siting, and layout of the different elements of outside furnishings shall ensure that each article or structure is designed and situated to be in harmony with both the surrounding furnishings and the area as a whole.
- (g) Walkways
 - The Pedestrian Sidewalk within the Arena and Event Center planning area should be constructed of materials and finishes compatible with the building to provide consistency throughout the planning area. As depicted on Figure IV-5 (Conceptual Pedestrian Circulation Diagram), the Pedestrian Sidewalk would be designed to provide links to additional pedestrian circulation routes within the project and connectivity to the entire project site.

d. Permitted Uses (PA 11)

a. The following uses are permitted provided approval of a plot plan shall first have been obtained pursuant to the provisions of Section 18.30 of the Riverside County Zoning Ordinance, No. 348:

(1) Sports and recreation facilities, including a multi-purpose sports arena and event center and practice facility for hockey.

(2) Parking

b. Any use that is not specifically listed in Subsection a. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

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COACHELLA VALLEY ARENA
COACHELLA VALLEY, CALIFORNIA

PLOT PLAN

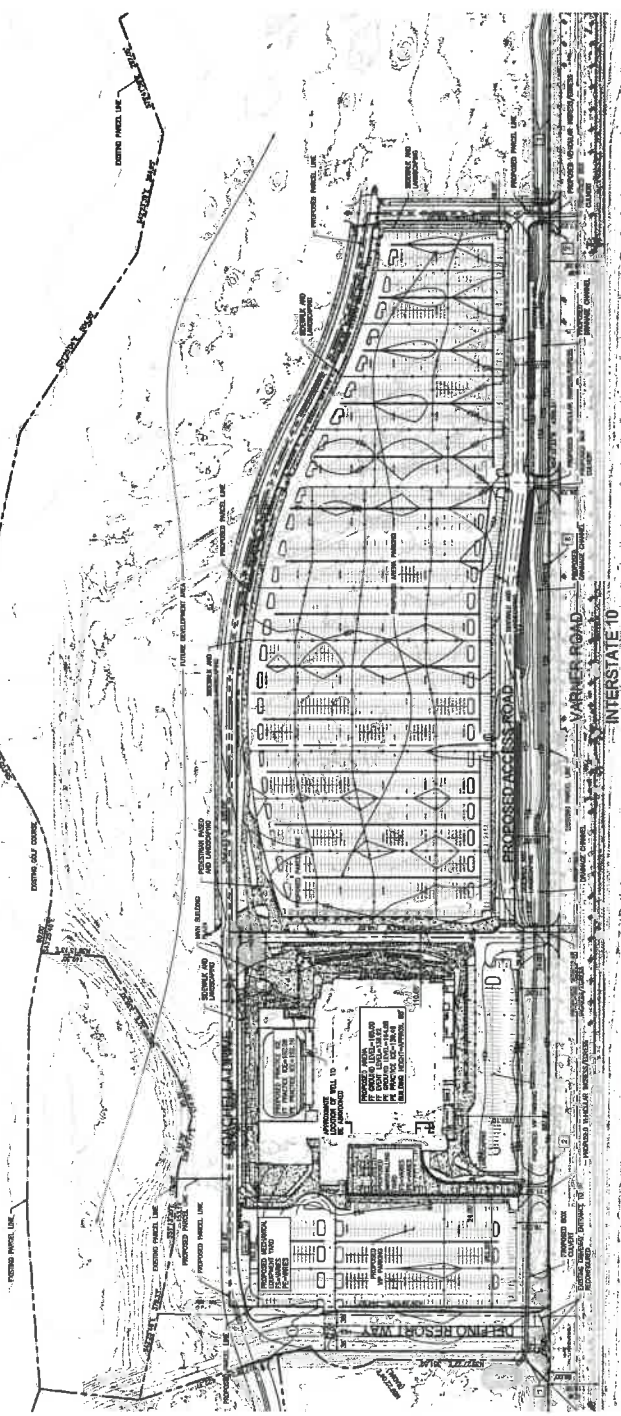
REVISIONS

Table with columns for revision number, date, and description.



IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PLOT PLAN
RIVERSIDE COUNTY ARENA

BEING A SUBDIVISION OF LOT B, G, AND H OF TRACT MAP NO. 3448, AS PER MAP BOOK RECORDED IN BOOK 412 PAGES 84 THROUGH 88, INCLUSIVE OF RECORDS FOR RIVERSIDE COUNTY, AS PART OF INDUSTRIAL SPECIFIC PLAN 343, PLANNING AREA 11.



AREAS table listing various site areas and their corresponding acreages.

LAND USE AREAS table detailing specific land use designations and their locations.

LEGEND table defining symbols used in the site plan for various features.

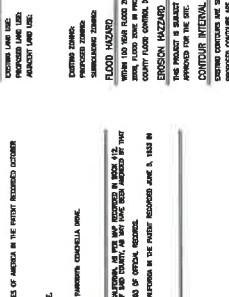
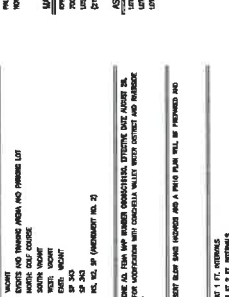
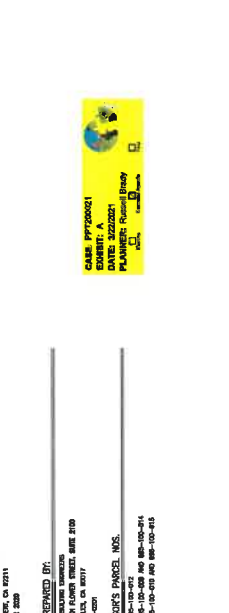
ADDITIONAL NOTES table providing supplementary information and conditions.

WORK NOTES
1. THE PROPOSED DEVELOPMENT WILL BE BUILT INTO A PROPOSED IMPROVED PARKING LOT...

GENERAL NOTES
1. THE PROJECT IS LOCATED WITHIN PLANNING AREA 11, INDUSTRIAL SPECIFIC PLAN 343...

LAND USE
1. THE PROPOSED DEVELOPMENT IS CLASSIFIED AS INDUSTRIAL USE...

ADDITIONAL NOTES
1. THE PROPOSED DEVELOPMENT WILL BE BUILT INTO A PROPOSED IMPROVED PARKING LOT...



ADDITIONAL NOTES
1. THE PROPOSED DEVELOPMENT WILL BE BUILT INTO A PROPOSED IMPROVED PARKING LOT...

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CLIENT
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 17700 Yucca Valley Blvd, Suite 200
 Yucca Valley, CA 92389
 Tel: 760.353.3030
 Fax: 760.353.3031
 www.coachellavalley.org

PROJECT
 Coachella Valley Arena
 17700 Yucca Valley Blvd, Suite 200
 Yucca Valley, CA 92389
 Tel: 760.353.3030
 Fax: 760.353.3031
 www.coachellavalley.org

DATE
 01/05/16

SCALE
 AS SHOWN

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DESIGNED BY
 [Signature]

PROJECT MANAGER
 [Signature]

DATE PLOTTED
 01/05/16

PLOT SIZE
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 01/05/16

PLOT SIZE
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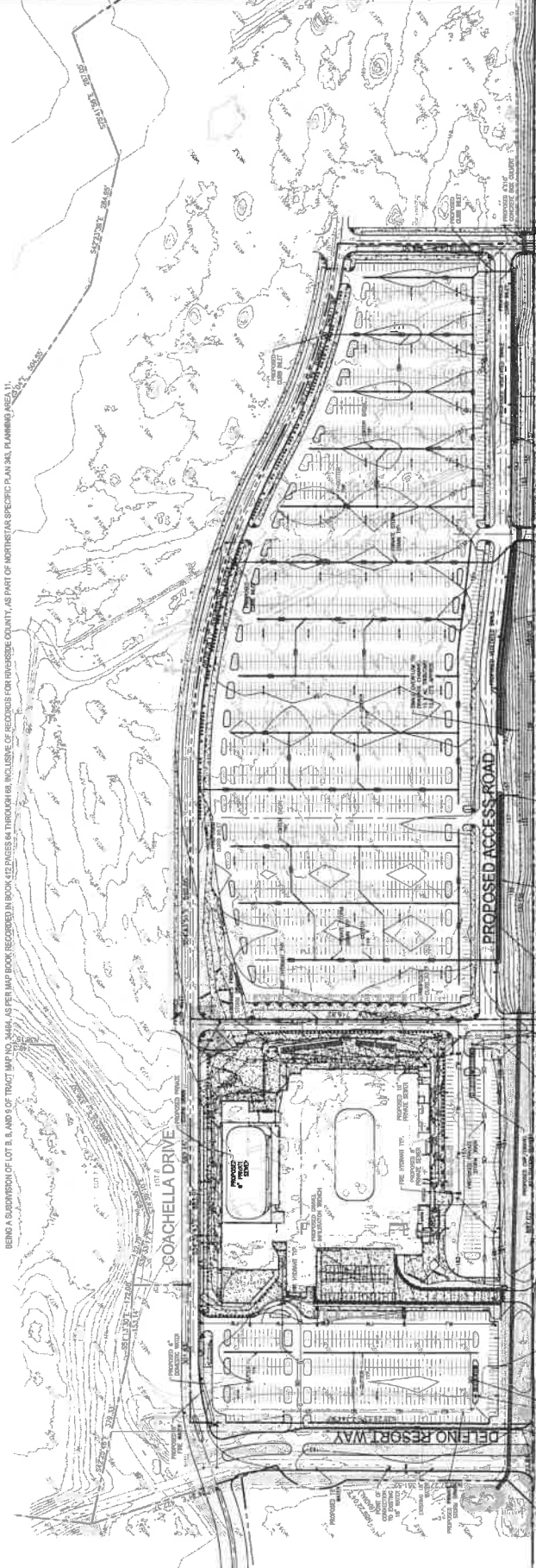
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PROJECT MANAGER
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IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PLOT PLAN
RIVERSIDE COUNTY ARENA - PRELIMINARY UTILITY PLAN

BEING A SUBDIVISION OF LOT B, A, AND 9 OF TRACT MAP NO. 34464, AS PER MAP BOOK 1212 PAGES 84 THROUGH 88, INCLUSIVE OF RECORDS FOR RIVERSIDE COUNTY, AS PART OF NORTHSTAR SPECIFIC PLAN 043, PLANNING AREA 11, BEING A SUBDIVISION OF LOT B, A, AND 9 OF TRACT MAP NO. 34464, AS PER MAP BOOK 1212 PAGES 84 THROUGH 88, INCLUSIVE OF RECORDS FOR RIVERSIDE COUNTY, AS PART OF NORTHSTAR SPECIFIC PLAN 043, PLANNING AREA 11.



COACHELLA VALLEY ARENA
 COACHELLA VALLEY, CALIFORNIA

PLAT PLAN REVISIONS

NO.	DATE	BY	DESCRIPTION



SCALE: AS SHOWN
 DATE: 01/05/16
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 TITLE: UTILITY SHEET



3 OF 4
 RIVERSIDE COUNTY ARENA - PRELIMINARY UTILITY PLAN

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 ANAHEIM, CA 92801
 (714) 771-1100
 WWW.POPULOUS.COM

PROJECT INFORMATION
 PROJECT NO: 2018-001
 CLIENT: RIVERSIDE COUNTY
 ADDRESS: 1000 N. MICHIGAN AVE., ANAHEIM, CA 92801

DATE
 08/15/2018

SCALE
 1" = 40'

PROJECT LOCATION
 1000 N. MICHIGAN AVE., ANAHEIM, CA 92801

PROJECT DESCRIPTION
 RIVERSIDE COUNTY ARENA - PRELIMINARY WATER QUALITY MANAGEMENT PLAN PLOT PLAN

DESIGNER
 POPULOUS CIVIL

DATE
 08/15/2018

SCALE
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PROJECT LOCATION
 1000 N. MICHIGAN AVE., ANAHEIM, CA 92801

PROJECT DESCRIPTION
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DESIGNER
 POPULOUS CIVIL

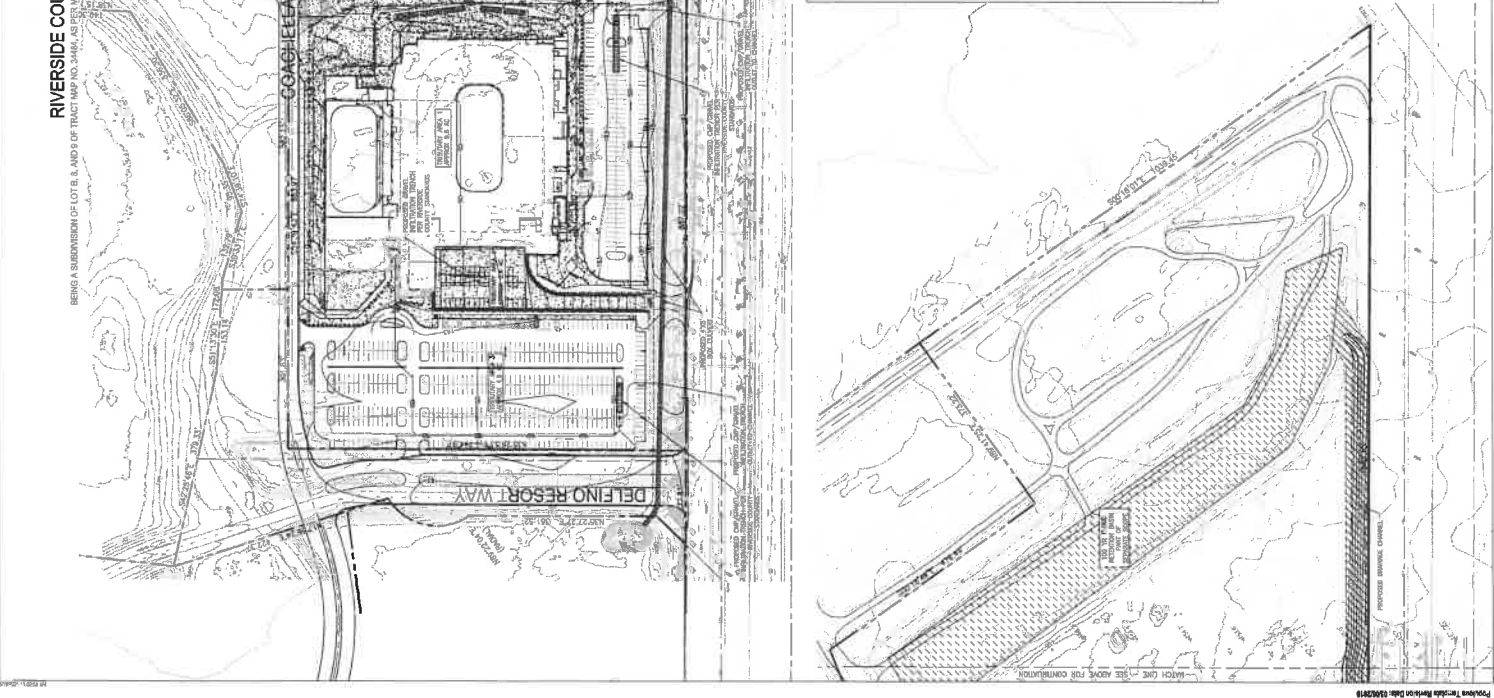
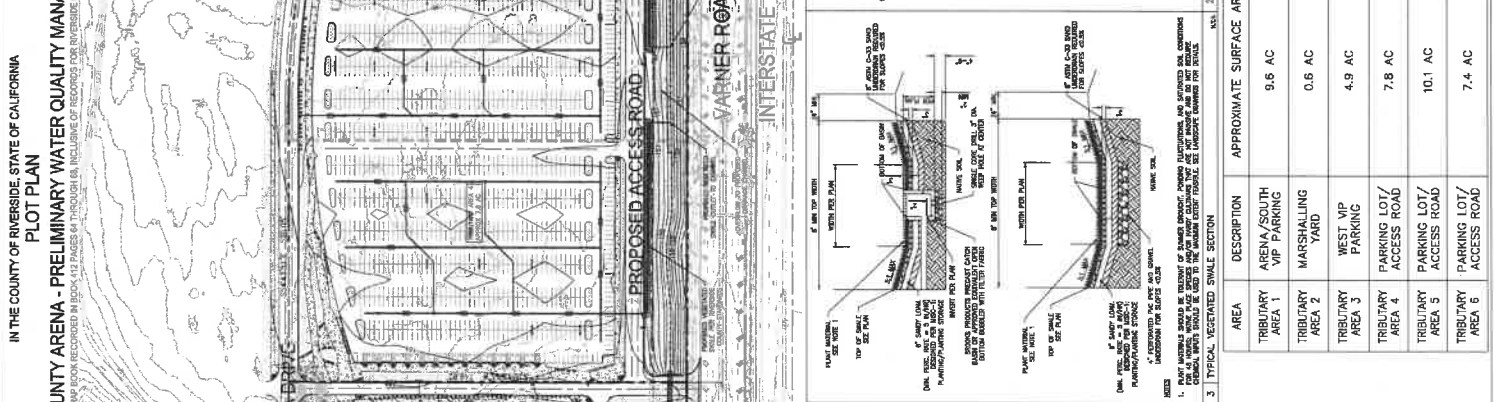
COACHELLA VALLEY ARENA
COACHELLA VALLEY, CALIFORNIA

REVISIONS

NO.	DATE	DESCRIPTION
1	08/15/2018	ISSUED FOR PERMITS

PLOT PLAN
 WQMP SHEET

SCALE 1" = 40'



NO.	DESCRIPTION	APPROXIMATE SURFACE AREA	DESIGN VBM/GBMP	PROPOSED TREATMENT BMP	PROPOSED 100 YR STORM RETENTION
1	ARENA/SOUTH VIP PARKING	9.6 AC	VBM = 9,080 CF TOTAL (4,940 PROVIDED IN CMP)	GRAVEL AND CMP INFILTRATION TRENCH	OUTLET TO CHANNEL/CULVERT AND DIRECTED TO EASTERN RETENTION BASIN
2	MARSHALLING YARD	0.6 AC	VBM = 784	GRAVEL INFILTRATION TRENCH	OUTLET TO CHANNEL/CULVERT AND DIRECTED TO EASTERN RETENTION BASIN
3	WEST VIP PARKING	4.9 AC	VBM = 4,625 CF TOTAL (2,511 PROVIDED IN CMP)	GRAVEL AND CMP INFILTRATION TRENCH	OUTLET TO CHANNEL/CULVERT AND DIRECTED TO EASTERN RETENTION BASIN
4	PARKING LOT/ACCESS ROAD	7.8 AC	GBMP = 0.83 CFS	VEGETATED SWALE	OUTLET TO CHANNEL/CULVERT AND DIRECTED TO EASTERN RETENTION BASIN
5	PARKING LOT/ACCESS ROAD	10.1 AC	GBMP = 1.21 CFS	VEGETATED SWALE	OUTLET TO CHANNEL/CULVERT AND DIRECTED TO EASTERN RETENTION BASIN
6	PARKING LOT/ACCESS ROAD	7.4 AC	GBMP = 0.89 CFS	VEGETATED SWALE	OUTLET TO CHANNEL/CULVERT AND DIRECTED TO EASTERN RETENTION BASIN

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TEL: 303.534.3100
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GENERAL NOTES

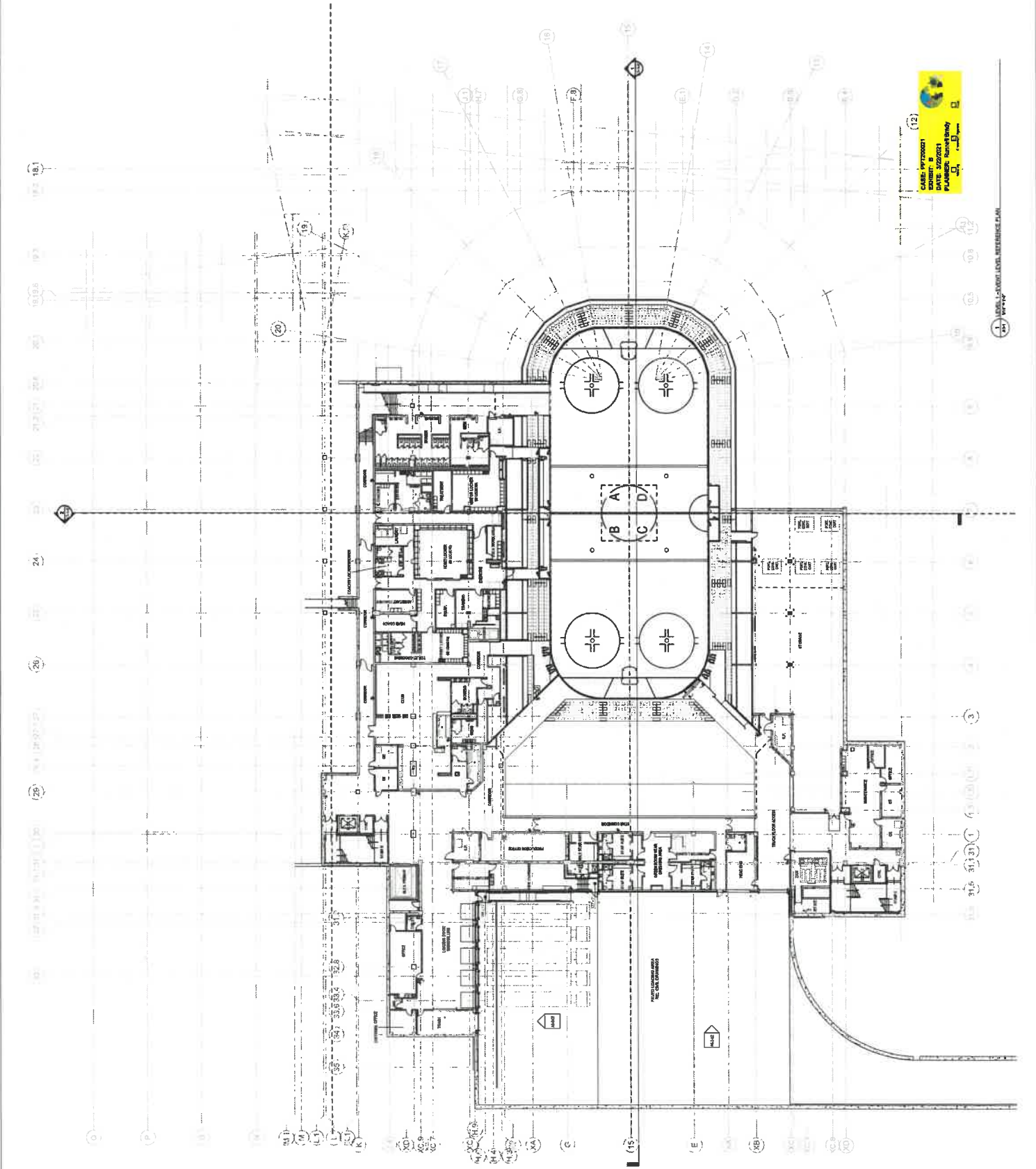
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- 99. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
- 100. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

COACHELLA VALLEY, CALIFORNIA COACHELLA VALLEY ARENA

NO.	DESCRIPTION	DATE	BY
1	REVISED	12/15/2023	LD
2	REVISED	12/15/2023	LD
3	REVISED	12/15/2023	LD
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PROJECT NORTH

TRUE NORTH



12
CABE: 19200001
DATE: 12/20/23
PLANNER: Sara Binky
LD

1. SEE ALL OTHER SHEETS FOR NOTES AND DIMENSIONS.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

POPULOUS
 1000 17th Street, Suite 300
 San Francisco, CA 94109
 Tel: 415.774.2000
 Fax: 415.774.2001
 www.populous.com

PROJECT INFORMATION
 PROJECT NAME: COACHELLA VALLEY ARENA
 PROJECT ADDRESS: 1000 17th Street, Suite 300
 PROJECT CITY: SAN FRANCISCO, CA
 PROJECT STATE: CALIFORNIA
 PROJECT ZIP: 94109
 PROJECT CONTACT: [REDACTED]
 PROJECT PHONE: [REDACTED]
 PROJECT FAX: [REDACTED]
 PROJECT EMAIL: [REDACTED]

REVISIONS

NO.	DATE	DESCRIPTION
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PROJECT NORTH

TRUE NORTH

COACHELLA VALLEY ARENA

COACHELLA VALLEY, CALIFORNIA

REFERENCE PLAN

PRACTICE LEVEL

DATE: 08/14/12

SCALE: 1/8" = 1'-0"

PROJECT NO: 12-00000000

PROJECT ADDRESS: 1000 17th Street, Suite 300

PROJECT CITY: SAN FRANCISCO, CA

PROJECT STATE: CALIFORNIA

PROJECT ZIP: 94109

PROJECT CONTACT: [REDACTED]

PROJECT PHONE: [REDACTED]

PROJECT FAX: [REDACTED]

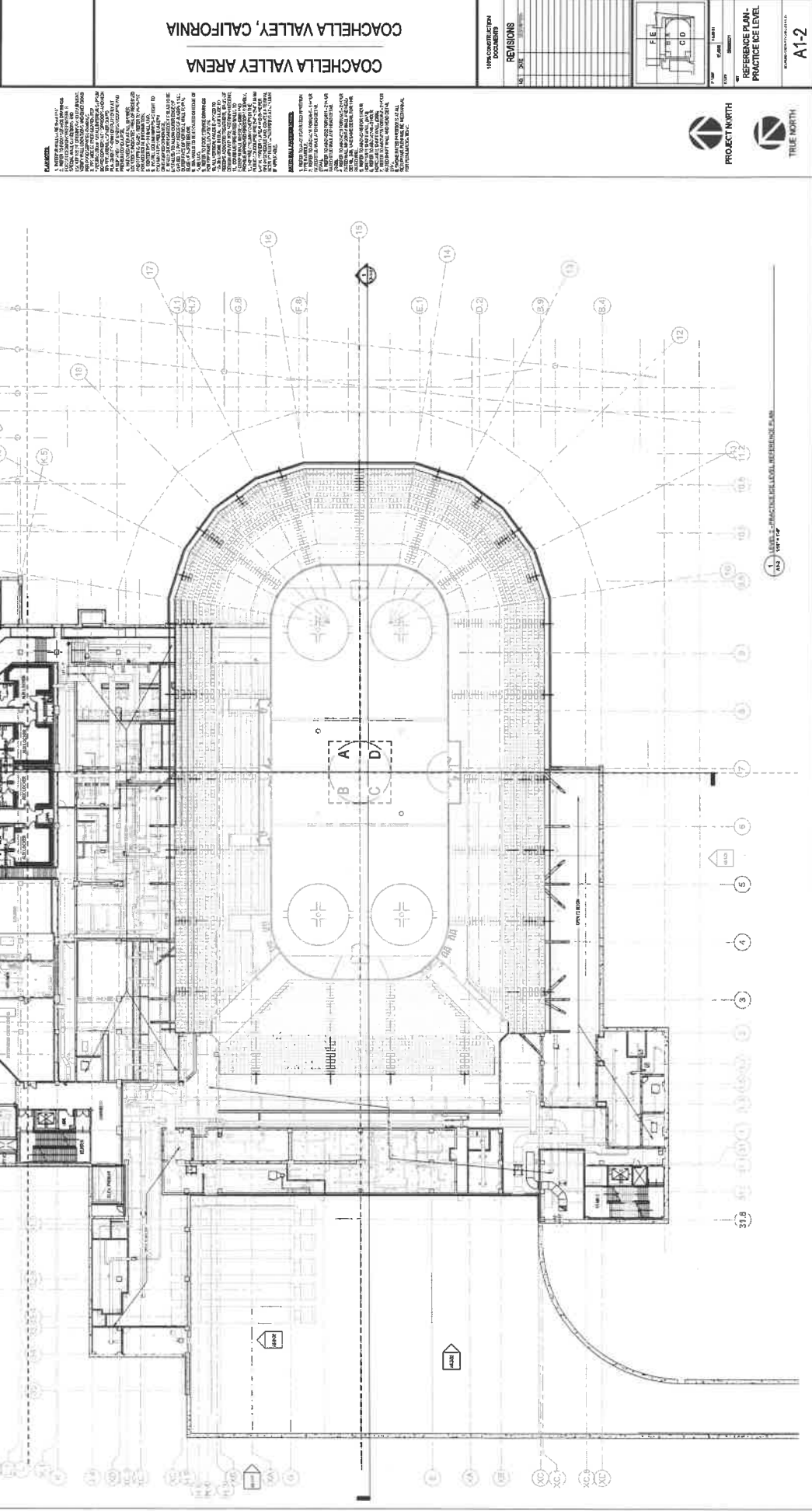
PROJECT EMAIL: [REDACTED]

PROJECT WEBSITE: [REDACTED]

PROJECT ARCHITECT: POPULOUS

PROJECT ENGINEER: [REDACTED]

PROJECT DATE: 08/14/12



615 First Street, Suite 1000
 San Francisco, CA 94104
 Phone: 415.774.4500
 populous.com
ARCHITECT
 PROJECT NO: 13-010
 DATE: 10/1/13
 DRAWING NO: A1-3
 DRAWING TITLE: MAIN CONCOURSE LEVEL
 PROJECT: COACHELLA VALLEY ARENA
 PROJECT LOCATION: COACHELLA VALLEY, CALIFORNIA
 PROJECT OWNER: MOORE REYNOLDS ASSOCIATES, INC.
 PROJECT ARCHITECT: MOORE REYNOLDS ASSOCIATES, INC.
 PROJECT ENGINEER: MOORE REYNOLDS ASSOCIATES, INC.
 PROJECT GENERAL CONTRACTOR: PERKINS+WILL
 PROJECT GENERAL CONTRACTOR NO.: 13-010-010
 PROJECT GENERAL CONTRACTOR CONTACT: PERKINS+WILL
 PROJECT GENERAL CONTRACTOR ADDRESS: 2000 W. 16TH AVENUE, SUITE 100, DENVER, CO 80202
 PROJECT GENERAL CONTRACTOR PHONE: 303.733.4600
 PROJECT GENERAL CONTRACTOR FAX: 303.733.4601
 PROJECT GENERAL CONTRACTOR EMAIL: PERKINS+WILL@PERKINS+WILL.COM
 PROJECT GENERAL CONTRACTOR WEBSITE: PERKINS+WILL.COM
 PROJECT GENERAL CONTRACTOR PROJECT NO.: 13-010-010
 PROJECT GENERAL CONTRACTOR PROJECT NAME: COACHELLA VALLEY ARENA
 PROJECT GENERAL CONTRACTOR PROJECT LOCATION: COACHELLA VALLEY, CALIFORNIA
 PROJECT GENERAL CONTRACTOR PROJECT OWNER: MOORE REYNOLDS ASSOCIATES, INC.
 PROJECT GENERAL CONTRACTOR PROJECT ARCHITECT: MOORE REYNOLDS ASSOCIATES, INC.
 PROJECT GENERAL CONTRACTOR PROJECT ENGINEER: MOORE REYNOLDS ASSOCIATES, INC.
 PROJECT GENERAL CONTRACTOR PROJECT GENERAL CONTRACTOR: PERKINS+WILL
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COACHELLA VALLEY ARENA
COACHELLA VALLEY, CALIFORNIA

100% CONSTRUCTION
REVISIONS

NO.	DATE	DESCRIPTION

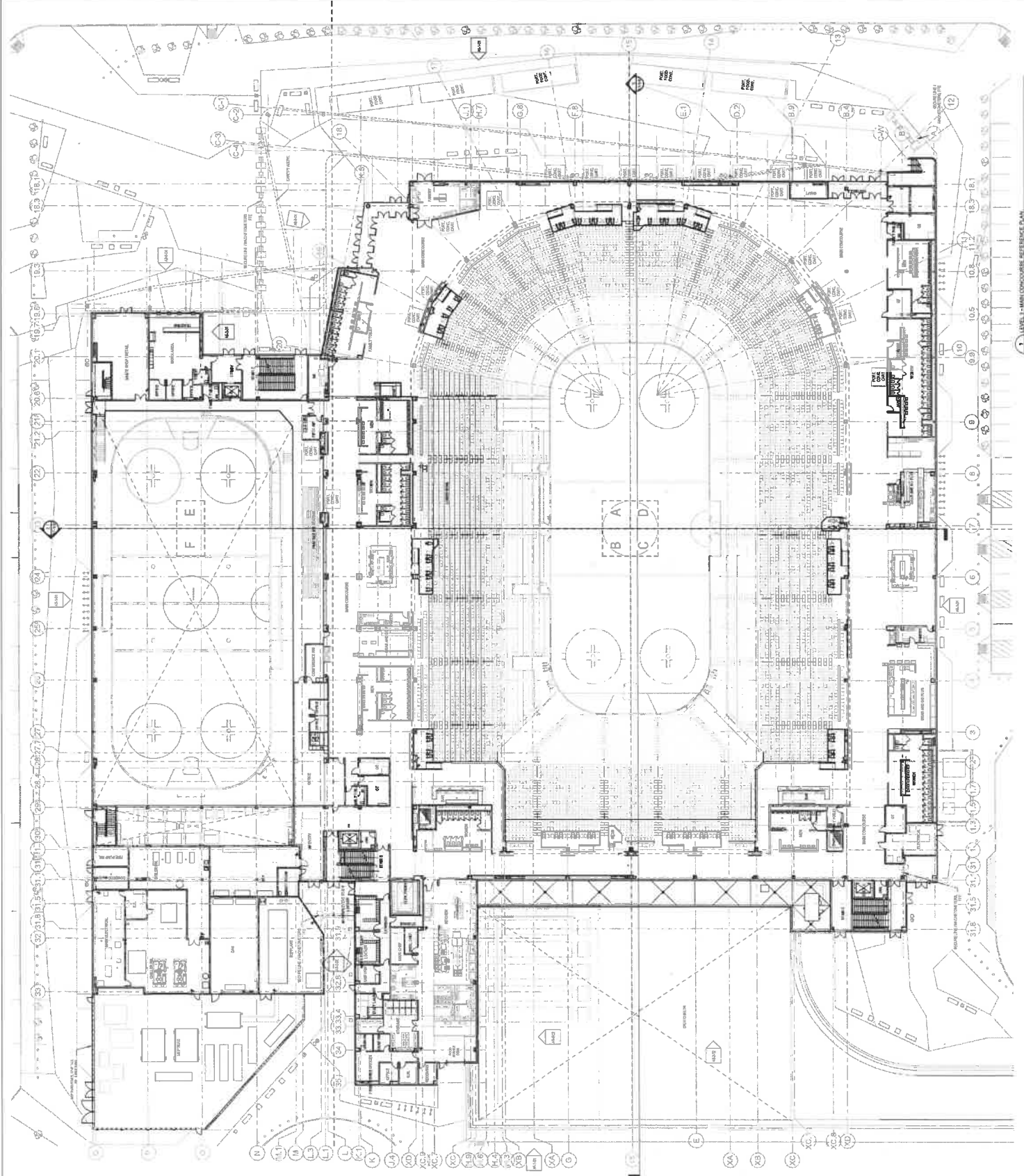


PROJECT NORTH



TRUE NORTH

GENERAL NOTES
 1. SEE PLAN FOR WALL TYPE
 2. ALL WALLS ARE TO BE CONCRETE
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POPULOUS
 1000 17th Street, Suite 1000
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ARCHITECT
 HOK
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 Fax: 415.774.2001
 www.hok.com

ENGINEER
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 www.hok.com

GENERAL CONTRACTOR
 HOK
 100 California Street, Suite 2000
 San Francisco, CA 94111
 Tel: 415.774.2000
 Fax: 415.774.2001
 www.hok.com

DATE
 10/15/10

PROJECT
 COACHELLA VALLEY ARENA

LOCATION
 COACHELLA VALLEY, CALIFORNIA

SCALE
 AS SHOWN

PROJECT NO.
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COACHELLA VALLEY ARENA
COACHELLA VALLEY, CALIFORNIA

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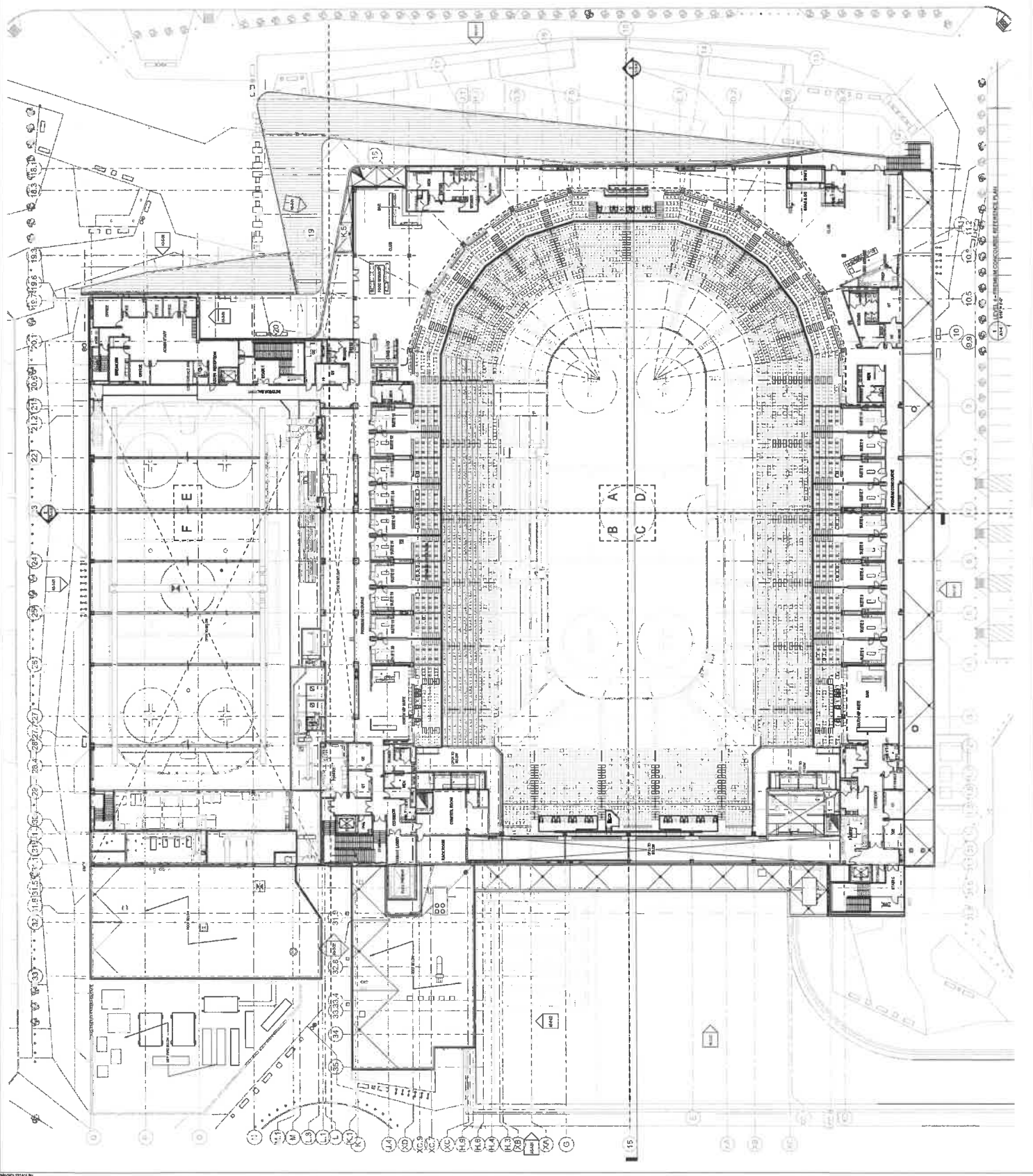
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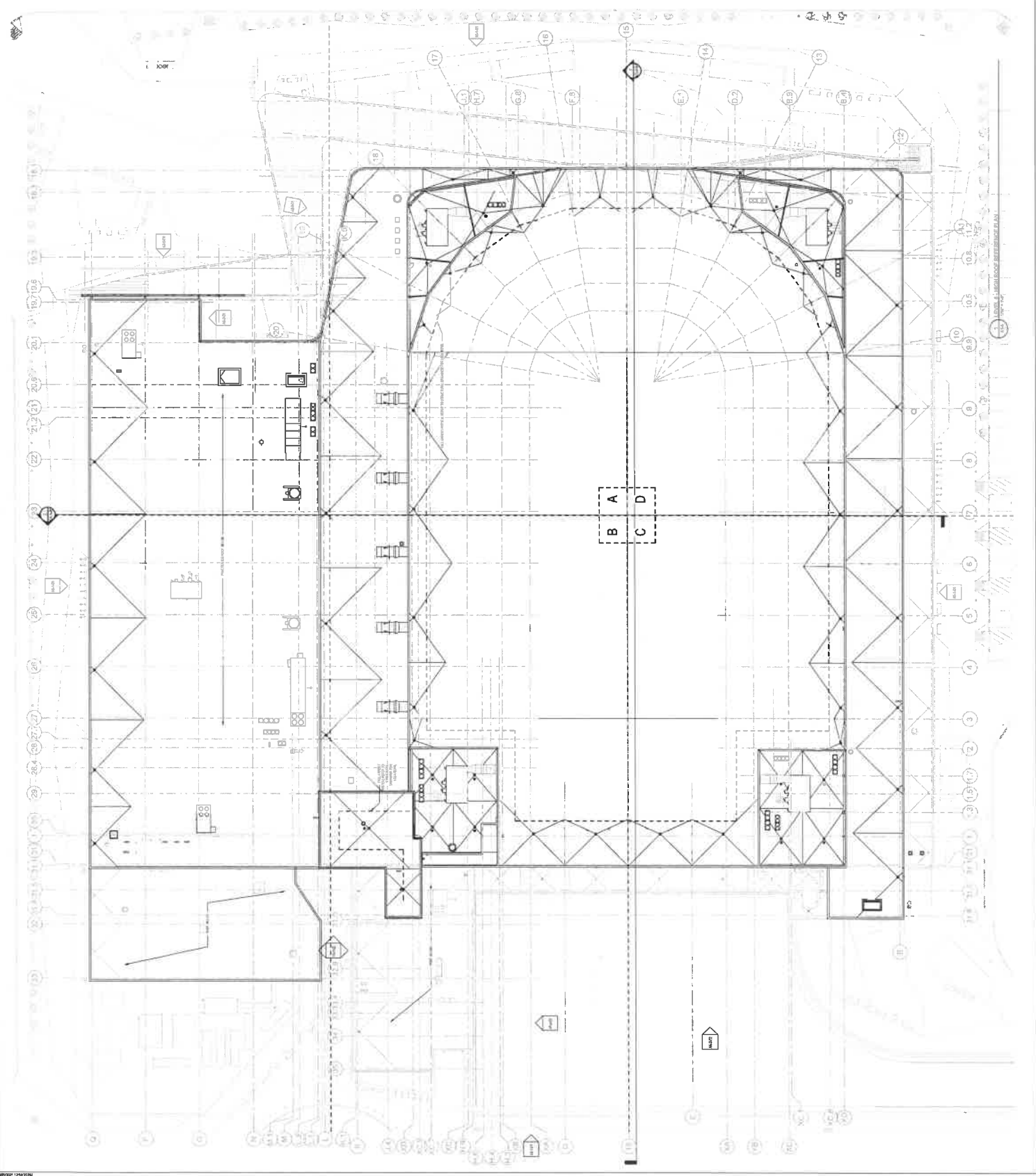
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GENERAL NOTES
1. REFER TO ALL OTHER DRAWINGS FOR DETAILS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
10. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
13. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
16. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
17. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
18. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
19. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



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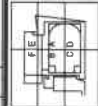
FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

COACHELLA VALLEY, CALIFORNIA
PALM SPRINGS ARENA

DATE: 1-2-2021

PROJECT: PALM SPRINGS ARENA

SCALE: 1" = 40'



OVERALL PLANTING PLAN
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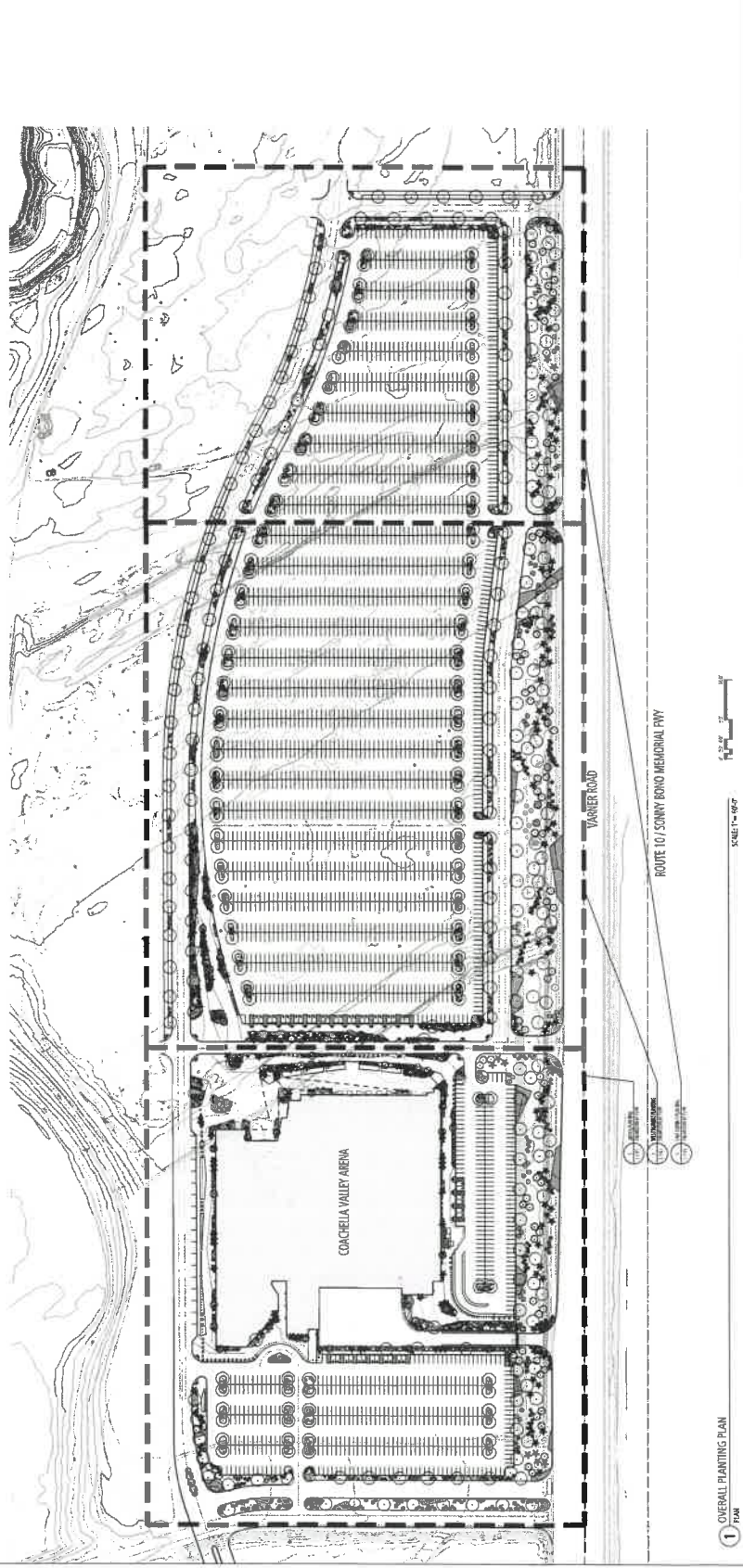
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LEGEND

- 1. PLANTING SPECIFICATIONS
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OVERALL PLANTING PLAN
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DATE: 1-2-2021

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PALM SPRINGS ARENA
COACHELLA VALLEY, CALIFORNIA

DATE: 08/14/2014
 DRAWING NO: 14-03
 PROJECT: PALM SPRINGS ARENA



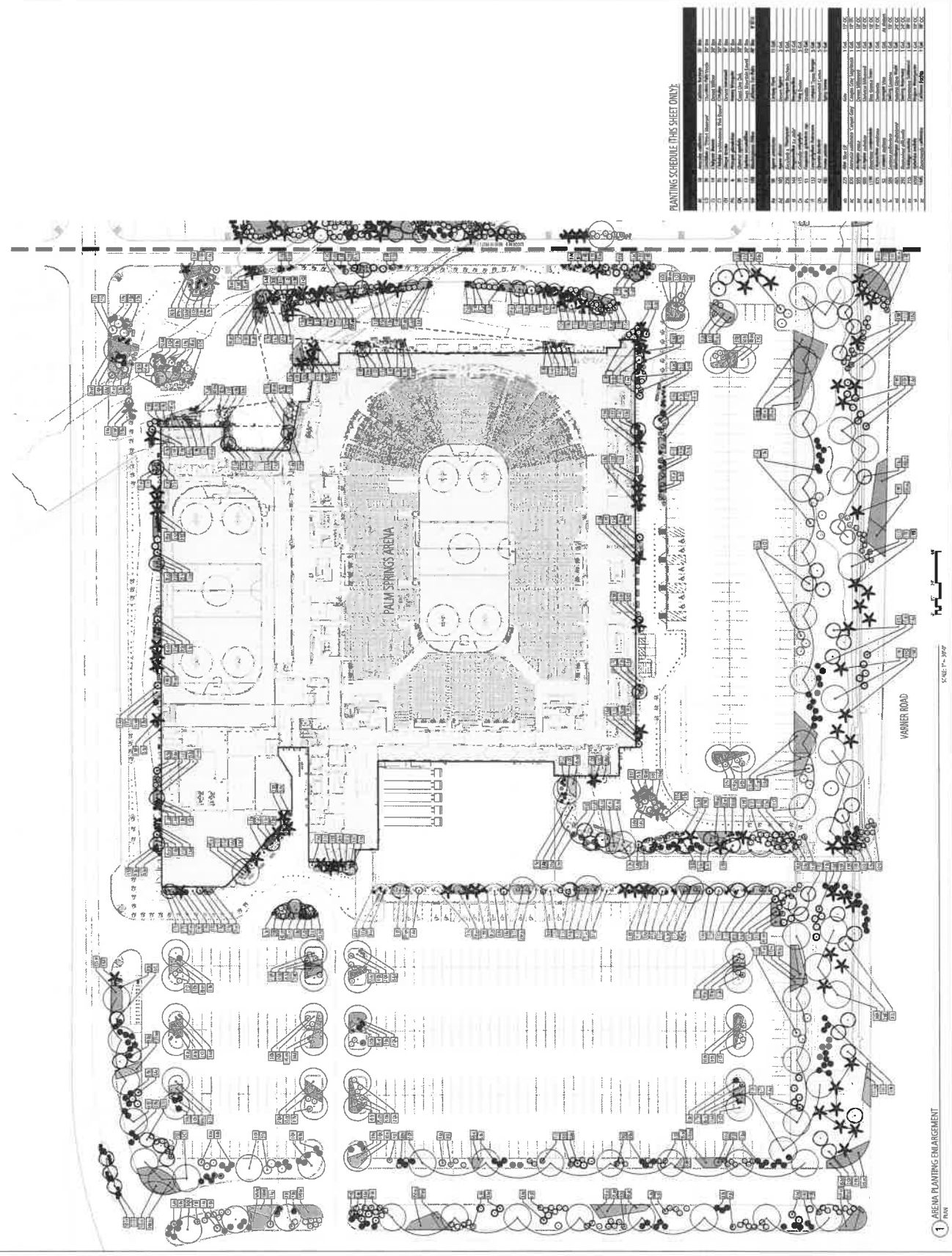
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PLANTING SCHEDULE (THIS SHEET ONLY):
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PROJECT NORTH
TRUE NORTH



**Addendum to the
NorthStar Specific Plan**

**Final Environmental
Impact Report No. 470
SCH #2005011054**

Prepared for:

Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92502

Prepared by:

Meridian Consultants, LLC
910 Hampshire Road, Suite V
Westlake Village, California 91361

March 2021

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1.0 INTRODUCTION

This document is an addendum (the Addendum) to Final Environmental Impact Report No. 470 (EIR No. 470) (SCH No. 2005011054) (as used herein, the Final EIR or EIR No. 470), prepared in accordance with the California Environmental Quality Act and its implementing guidelines and regulations (CEQA). This Addendum was prepared by the Planning Department of the Riverside County Transportation & Land Management Agency, serving as the Lead Agency for the proposed Project, as defined in CEQA Guidelines Sections 15050- 15051. The Lead Agency is defined as the agency with primary responsibility for approving and carrying out the proposed project (the Project).

The following information is provided in this Introduction: 1) the principal requirements of CEQA; 2) the history of the NorthStar Specific Plan No. 343 and associated approvals (collectively, the Approved Specific Plan); 3) a summary of the proposed amendment to the Approved Specific Plan (the Amendment); 4) the purpose of this Addendum in relation to the certified Final EIR; 5) the standards for adequacy of an addendum to an EIR pursuant to the State CEQA Guidelines; 6) a description of the format and content of this Addendum; and 7) Riverside County's processing requirements to consider the proposed Amendment to the Approved Specific Plan and related actions for approval. Following this introductory information is Riverside County's Environmental Assessment Form, which serves as the CEQA Initial Study for the proposed Project and that provides conclusive evidence that all potentially significant environmental effects of the proposed Project were previously adequately analyzed the Final EIR.

The County of Riverside (County) received an application from SoCal Arena Company, LLC (Applicant) for the following actions: (1) Specific Plan Amendment (SP00343A02), (2) General Plan Amendment (GPA200005 and OAPL2001271), (3) Plot Plan (PPT200021), (4) Tentative Parcel Map (38040), and (5) Change of Zone (CZ2000025). These proposed actions include a Specific Plan Amendment to reduce the size of Planning Area 8 as established by the Approved Specific Plan and make minor adjustments to the boundaries of Planning Areas 4, 6, and 7 in order to accommodate the addition of a new Planning Area 11, which would allow the development a new multi-purpose arena, event center, and hockey training facility with practice ice, surface parking, and a retail skate shop (all such uses collectively referred to in this Addendum as the "Arena"), on approximately 44.41-acres gross (the "Project Site")¹ as described in more detail in **Section 2.0: Project Description**.

¹ Proposed Planning Area 11 encompasses a total of approximately 41.4 acres. The gross acreage for the Project Site in the Tentative Parcel Map (38040) includes additional land that is not required to be accounted for in specific plan purposes. Thus, the Project Site gross acreage is approximately 44.41 acres.

1.1 Project Background and Summary of Environmental Impact Report No. 470

In 1981, the County approved the "Oasis" project (Specific Plan No. 151), which was a mixed-use residential (mobile homes) and commercial development that included a 27-hole golf course and maintenance facility. A name change occurred, and what was renamed the NorthStar Specific Plan was amended to facilitate a similar mixed-use concept as the "Oasis" Specific Plan, but modified to include single-family detached residential dwellings instead of mobile homes. The commercial area was also changed to accommodate a business park in 1988. The County approved a second amendment to Specific Plan No. 151, then referred to as the "NorthStar Commerce Center and Golf Club," in 1998. The mixed-use development concept remained, but the plan was modified to include additional business park, commercial and recreational oriented land uses. The second amendment also resulted in the elimination of all permanent dwelling units.

NorthStar Specific Plan No. 343, which replaced Specific Plan No. 151, was approved and Final Environmental Impact Report (EIR No. 470) was certified by the Riverside County Board of Supervisors on April 4, 2006. Concurrently therewith, the County also approved General Plan Amendment No. 707 and Change of Zone No. 7002. The adopted NorthStar Specific Plan allows a golf course on approximately 240 acres, a golf clubhouse on approximately 5.9 acres, a golf hotel on approximately 17.6 acres, golf villas on approximately 7.3 acres, resort timeshare units on approximately 9.95 acres, golf view condominiums on approximately 33.2 acres, mixed use development on approximately 36.2 acres, industrial park uses on approximately 69.6 acres, executive office uses on approximately 16 acres, and community commercial uses on approximately 20 acres.

The entitlements previously adopted for the NorthStar Specific Plan include the following: SP 151, SP 151 A#1, SP151 A#2, DA 16, GPA707, CZ7002, PP19740, PP20570, PP19050, PP19242, and TR34484.

1.2 Project Summary

The proposed Arena Project consists of, and is more particularly described in, Specific Plan Amendment SP00343A02, General Plan Amendment GPA200005 and OAPL2001271, Plot Plan PPT200021, Tentative Parcel Map 38040 and Change of Zone CZ2000025. Together these proposed actions would affect Planning Areas previously designated for development of other uses within the NorthStar Specific Plan. The proposed Project would include a Specific Plan Amendment to reduce the size of Planning Area 8 and make minor adjustments to the boundaries of Planning Area 4, 6, and 7 in order to accommodate the addition of a new Planning Area 11, which would allow the development a new multi-purpose arena, event center, and training facility with practice ice, public open space, surface parking, and a retail skate shop on the approximately 44.41-gross acre Project Site. Refer to **Section 2.0: Project Description** for a comprehensive description of the proposed Project.

1.3 California Environmental Quality Act

CEQA is a Statewide environmental law codified in the California Public Resources Code §§ 21000-21 177. CEQA applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. CEQA requires that public agencies analyze and acknowledge the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts to the environment when avoidance or reduction is feasible. The CEQA compliance process also gives other public agencies and the general public an opportunity to comment on a proposed project's environmental effects.

1.4 CEQA Standards for an Addendum

Under Section 15164 of the State CEQA Guidelines, when an EIR has been prepared and certified, and new information becomes available, it is appropriate to prepare an Addendum to the EIR when only minor technical additions or changes to an EIR are required. The changes to the EIR are considered minor if the new information being addressed does not result either in the identification of any new significant impacts or a substantial increase in the severity of significant impacts previously identified in the EIR.

1.5 Type of CEQA Compliance Document and Level of Analysis

This Addendum is an addendum to the certified Final EIR for the Approved Specific Plan for the proposed Amendment. This Addendum was prepared to provide information regarding the potential effects associated with implementation of the proposed Project. Section 15161 of the State CEQA Guidelines states that a project EIR, "should focus primarily on the changes in the environment that would result from the development project." In addition, a project EIR must "examine all phases of the project including planning, construction, and operation." This Addendum (EA No. CEQ200074) provides the environmental information necessary for the County to consider the environmental effects of the proposed Project prior to considering approval of the proposed discretionary actions.

The County determined that an Addendum should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- The proposed Project would not require "major revisions" to the certified Final EIR, since the proposed Project would not involve any substantial increases in the severity of the previously identified significant impacts. The effects of the proposed Project would occur within portions of the Project Site that were previously evaluated for physical impacts and no new significant on-site or off-site impacts would occur.
- No substantial changes in circumstances under which the proposed Project is undertaken would occur that would require major revisions of the certified Final EIR due to the occurrence of new significant environmental effects or a substantial increase in the severity of previously identified effects; and

- No new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Final EIR was prepared and certified shows any of the following:
 - The proposed Project would have one or more significant effects not discussed in the Final EIR;
 - Significant effects previously examined would be substantially more severe than shown in the Final EIR;
 - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the proposed Project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - Mitigation measures or alternatives that are considerably different from those analyzed in the Final EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
- Overall, the proposed Project would result in impacts that are equal to those already addressed in the Final EIR. As demonstrated in this Addendum, changes proposed as part of the proposed Project would not generate new significant impacts or substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of the Final EIR.
- Reports were prepared for transportation, vehicle miles traveled (VMT), air quality, noise, geotechnical, conceptual drainage summary and hydrology, water and wastewater hydraulic modeling, biological and cultural resources (for the off-site improvements necessary for the Imperial Irrigation District (IID) to provide adequate power to the Project Site) greenhouse gas model outputs, and lighting (for the proposed signage) (contained within the appendices of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in the Final EIR.

Based on these facts, the County, acting as Lead Agency, determined that this Addendum to the previously certified Final EIR would be prepared for the proposed Project. The analysis of the proposed Project in this Addendum supports the conclusion that the reduction of Planning Area 8 and minor adjustments to the boundaries for Planning Area 4, 6, and 7 to accommodate the addition of new Planning Area 11 and development of the Arena within the NorthStar Specific Plan Area will neither result in any new significant impacts nor any substantial increase in the severity of any of the significant impacts identified in the certified Final EIR. Additionally, no new information of substantial importance has been identified that indicates the Project as currently proposed would result in any new significant impacts nor any substantial increase in the severity of the significant impacts identified in the Final EIR.

This Addendum provides an update to the environmental information in the Final EIR, analysis of the impacts of the proposed Project, and presents a comparison of the environmental impacts of this proposal with the impacts identified in the Final EIR.

This Addendum provides a summary of impacts identified in is the Final EIR, followed by an analysis of the proposed Project and a comparison with the impacts identified in the Final EIR.

1.6 Initial Study Checklist

Riverside County prepared an Initial Study (IS) Checklist/Environmental Assessment as suggested by CEQA Guidelines §§ 15063(d)(3). The checklist is found in **Sections 3.0** and **4.0** and includes an explanation and discussion of each answer on the form.

There are four possible responses to each of the environmental issues included on the checklist:

1. **New Significant Impact.** This response is used to indicate when the Project has changed to such an extent that major revisions to the Final EIR are required due to the presence of new significant environmental effects.
2. **More Severe Impacts.** This response is used to indicate when the circumstances under which the Project is undertaken have changed to such an extent that major revisions to the Final EIR are required due to the fact that the severity of previously identified significant effects would substantially increase.
3. **New Ability to Substantially Reduce Significant Impact.** This response is used to indicate when new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Final EIR was adopted, indicates that there are new mitigation measures or alternatives available to substantially reduce significant environmental impacts of the Project. If the Project Applicant agrees to the new mitigation measure(s) or alternative(s), then a subsequent EIR would not be required.
4. **No Substantial Change from Previous Analysis.** This response is used to indicate that the proposed Project would not create a new impact or substantially increase the severity of the previously identified environmental impact.

1.7 Format and Content of this Addendum

This Addendum is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed Project, and contains the following sections:

Section 1.0: Introduction identifies the purpose of this IS Checklist/Environmental Assessment, provides an overview of relevant CEQA requirements, and provides an overview of the organizational format of this IS Checklist/Environmental Assessment.

Section 2.0: Project Description describes the proposed Project and provides a description of proposed discretionary actions required for Project implementation.

Section 3.0: Environmental Checklist presents a summary of the results of the environmental evaluation for the proposed Project and identifies whether the Project would result in any potentially significant environmental impacts.

Section 4.0: Environmental Analysis evaluates each response provided in the environmental checklist form. Each response checked is briefly discussed and supported by substantial evidence. As appropriate, each response discussion describes and identifies specific effects anticipated with Project implementation and provides a conclusion as to whether the Project would result in any significant impacts to the environment.

Section 5.0: References provides a list of references that were consulted in preparation of this document.

Section 6.0: Mitigation Monitoring Program identifies all mitigation measures contained in the Final EIR that would continue to apply to the proposed Project and that would be enforced as part of the conditions of approval for the proposed Project.

Appendices contain technical reports and other documentation that evaluate the proposed Project which are attached as Addendum Technical Appendices A through J.

- Appendix A Air Quality Study for the Addendum to the NorthStar Specific Plan, prepared by Meridian Consultants, LLC and dated February 2021;
- Appendix B1 Geotechnical Exploration Report Proposed Ice Hockey Arena Varner Road Between Cook Street and Washington Street, Coachella Valley, Riverside County, California, prepared by Leighton Consulting, Inc. and dated October 30, 2020 (Revised November 10, 2020);
- Appendix B2 Addendum to Geotechnical Exploration Report Proposed Ice Hockey Arena Varner Road between Cook Street and Washington Street, Coachella Valley, Palm Desert, Riverside County, California, prepared by Leighton Consulting, Inc. and dated October 30, 2020 (Revised November 10, 2020);
- Appendix C Greenhouse Gas Model Outputs;
- Appendix D1 Conceptual Drainage Summary, NorthStar Specific Plan 343 Amendment, prepared by Pacific Advanced Civil Engineering, Inc. and dated February 2021;
- Appendix D2 NorthStar Specific Plan – Updated Hydrology, Hydraulics, and Flood Control Improvement Plan Concept Study, prepared by Pacific Advanced Civil Engineering, Inc. and dated February 2021;
- Appendix E Noise Study for the Addendum to the NorthStar Specific Plan, prepared by Meridian Consultants, LLC and dated March 2021;

- Appendix F1 Riverside County Arena Project Transportation Analysis Report, prepared by The Mobility Group and dated March 2021;
- Appendix F2 Draft Memorandum NorthStar Specific Plan EIR Addendum Vehicles Miles Traveled (VMT) Analysis Memo, prepared by Fehr & Peers and dated March 12, 2021;
- Appendix G Coachella Valley Water District Water and Wastewater Hydraulic Modeling;
- Palm Springs Arena – Sanitation Hydraulic Modeling Results, prepared by CVWD and dated December 17, 2020;
- Parcel Map No. 38040, Palm Springs Arena Hydraulic Modeling Results, Project No. ST0197, prepared by CVWD and dated January 6, 2021;
- Riverside County NorthStar Specific Plan Amendment Water Supply Assessment Review, prepared by Meridian Consultants, LLC dated February 16, 2021;
- Appendix H Sign Lighting Report, prepared by Jon E. Muse, P.E. and dated February 2, 2021;
- Appendix I Imperial Irrigation District Distribution Line Extension, City of Palm Desert, Riverside County, California, Habitat Assessment Coachella Valley Multiple Species Habitat Conservation Plan Consistency Analysis, prepared by ELMT Consulting, dated February 2021.
- Appendix J Phase 1 Cultural Resources Assessment of a 1,600-Foot Extension of the Imperial Irrigation District Distribution Line in Support of the Coachella Valley Arena Project, near Thousand Palms, Riverside County, California prepared by Statistical Research, Inc., dated February 17, 2021.
- Appendix K Will Serve Letters
- Will Serve Letter Request for Palm Springs Arena APNs 695-100-010 and 695-100-015, prepared by Imperial Irrigation District and dated February 26, 2021;
- Northstar Specific Plan 343 Amendment Project, prepared by CVWD and dated February 19, 2021.

2.0 PROJECT DESCRIPTION

2.1 Project Description

The proposed Amendment to the Approved Specific Plan would reduce the size of Planning Area 8 and make minor adjustments to the boundaries of Planning Area 4, 6, and 7, each as defined in the Approved Specific Plan to accommodate the addition of new Planning Area 11, which would allow the development of the proposed Arena on the Project Site. Collectively, the Amendment, the related proposed actions and the Arena are referred to as the “proposed Project” in this Addendum.

Approved NorthStar Specific Plan

The County adopted and approved the Approved Specific Plan in 2006 to guide development of the approximately 456-acre NorthStar Specific Plan Area. The NorthStar Specific Plan Area is located in the Western Coachella Valley within the unincorporated portion of Riverside County as shown in **Figure 1: NorthStar Specific Plan Regional Location Map**. The NorthStar Specific Plan Area is located north of Interstate I- 10 and east of the Cook Street Interchange. Access is provided via Varner Road, which is situated parallel to the southern boundary of the NorthStar Specific Plan Area as depicted in **Figure 2: NorthStar Specific Plan Vicinity Location Map**. Surrounding land uses include the Coachella Valley Preserve (the “Preserve”) to the east and northeast, Cook Street to the west, and Varner Road to the south. I-10 is located immediately south of Varner Road. The City of Palm Desert, the California State University San Bernardino Desert Campus, and additional commercial and industrial uses are situated across I-10, further south of the NorthStar Specific Plan Area.

As shown in **Figure 3: Approved NorthStar Specific Plan Conceptual Land Use Map** and **Table 1: Approved Land Use Summary NorthStar Specific Plan**, the Approved Specific Plan allows a mix of commercial, light industrial, residential, and recreational uses within ten (10) planning areas established by the Approved Specific Plan. Since approval of the Approved Specific Plan in 2006, only the golf course and the golf clubhouse (Classic Club Golf Course and Club House) have been developed within the NorthStar Specific Plan Area.

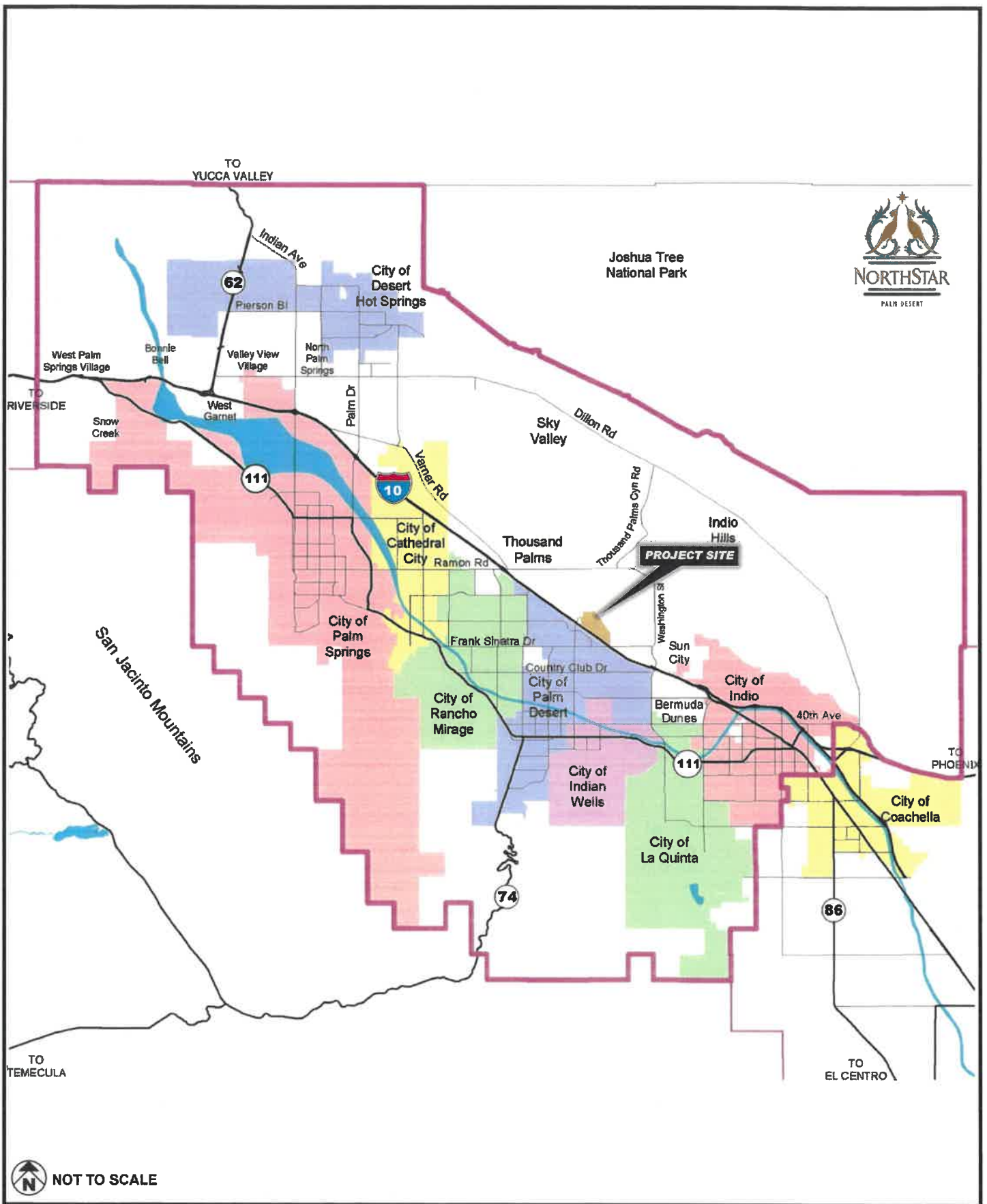
Table 1
Approved Land Use Summary
NorthStar Specific Plan

Planning Area	Land Use Description	Land Area (Acres)	D.U. / Acre	Dwelling Unit Total	Maximum Floor Area (SQ. FT.)
1	18-hole Golf Course	240.00	NIA	NIA	NIA
2	Golf Clubhouse	5.90	NIA	NIA	81,000
3	Golf View Hotel	17.60	NIA	NIA	350 (key), 25,000 square foot spa, 32,000 square feet of meeting rooms
4	Golf View Villas	7.30	7.4	54	NIA
5	Resort Timeshare Units	9.95	21.7	216	NIA
6	Golf View Condominiums	33.20	16.6	550	NIA
7	Mixed Use Retail Village	36.20	NIA*	150	400,000
8	Industrial Park (Research & Development)	69.60	NIA	NIA	1,200,000
9	Executive Office	16.00	NIA	NIA	230,000
10	Community Commercial	20.00	NIA	NIA	100,000
TOTAL	NIA	455.75	NIA	970	2,068,000 sq. ft. and 350 Key Hotel

** Due to the integration of residential uses into this mixed use planning area, a density per acre is not applicable.*

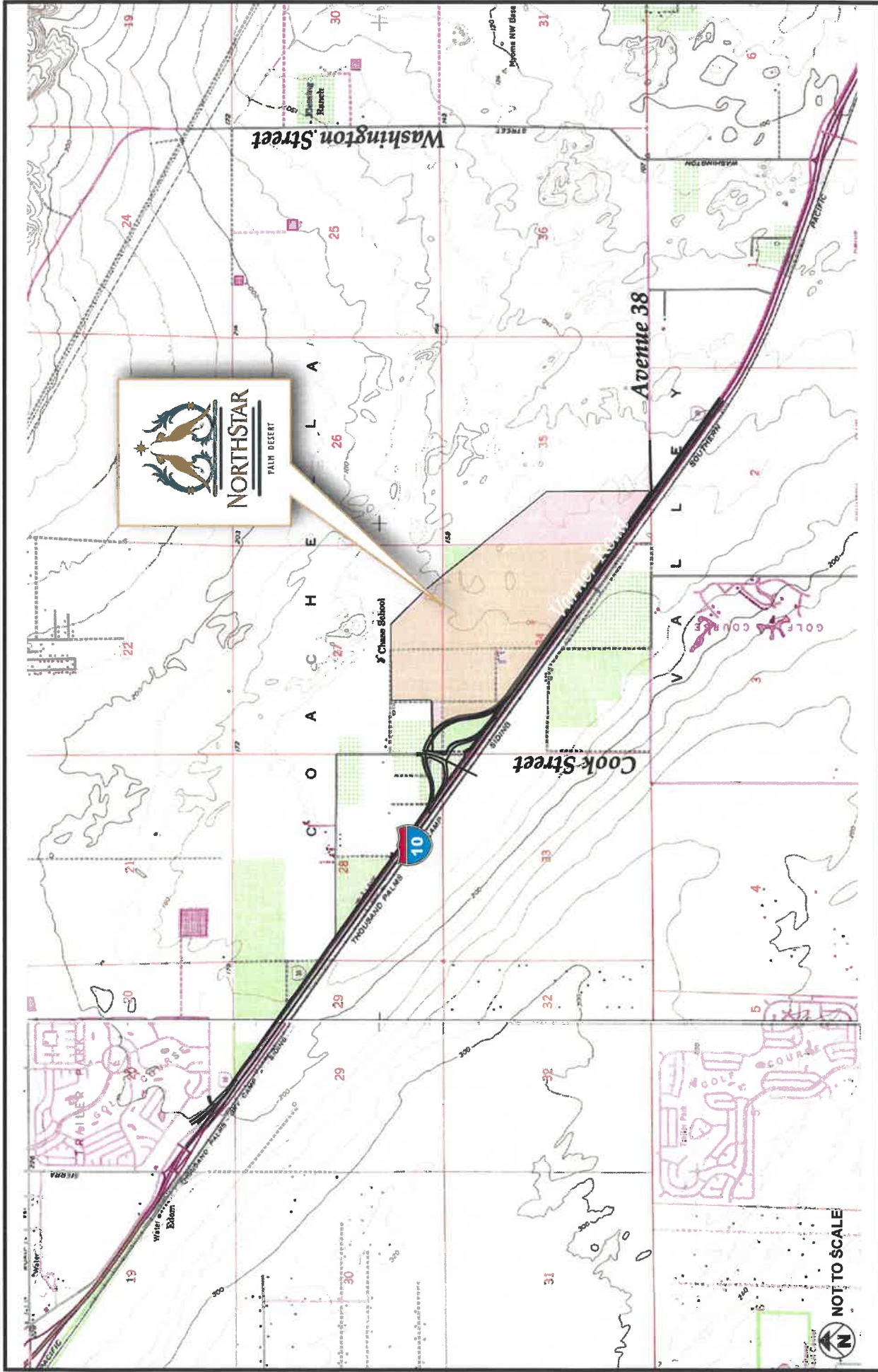
Proposed NorthStar Specific Plan Amendment / Proposed Project

The proposed Amendment to the Approved Specific Plan would create a new planning area, Planning Area 11—Arena and Event Center, within the NorthStar Specific Plan Area. This Amendment would allow the development of the Arena on the Project Site. The Project Site is located south of the existing Classic Club golf course and north of Varner Road and the I-10, approximately 1.5 miles east of the Cook Street/I-10 Interchange and 2 miles west of the Washington Street/I-10 Interchange.



SOURCE: The Altum Group - 2020

FIGURE 1



SOURCE: The Altum Group - 2020

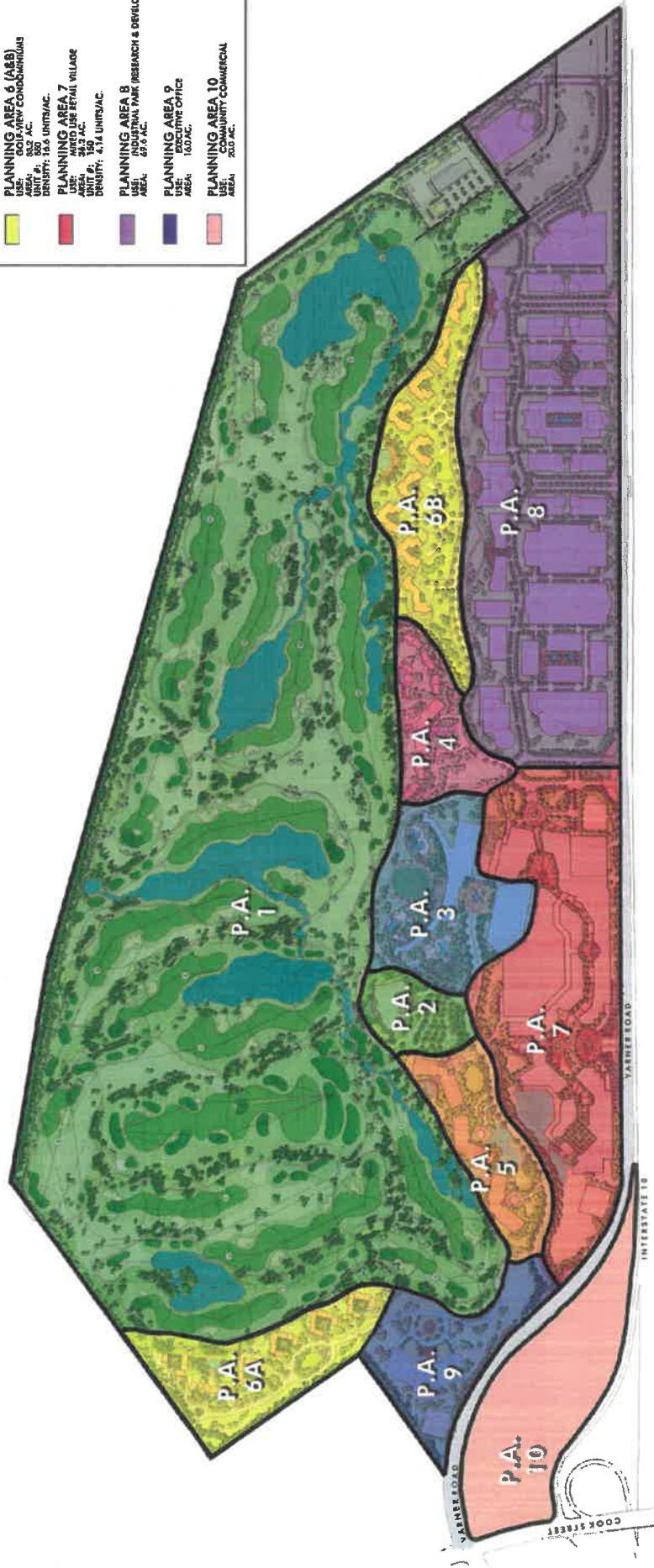
FIGURE 2

NorthStar Specific Plan Vicinity Location Map



LAND USE SUMMARY

	PLANNING AREA 1 MEMBERSHIP GOLF COURSE AREA: 280 AC.
	PLANNING AREA 2 GOLF CLUBHOUSE FACILITIES AREA: 27 AC.
	PLANNING AREA 3 DELUXE GOLF-VIEW HOTEL AREA: 17.4 AC.
	PLANNING AREA 4 DELUXE GOLF-VIEW VILLAS AREA: 2.3 AC. DENSITY: 4 UNITS/AC.
	PLANNING AREA 5 RESORT-TYPE RESIDENCE UNITS AREA: 9.99 AC. DENSITY: 21.9 UNITS/AC.
	PLANNING AREA 6 (ASS) GOLF-VIEW CONDOMINIUMS AREA: 83.2 AC. DENSITY: 16.5 UNITS/AC.
	PLANNING AREA 7 MIXED USE RETAIL VILLAGE AREA: 34.3 AC. DENSITY: 4.14 UNITS/AC.
	PLANNING AREA 8 INDUSTRIAL PARK (RESEARCH & DEVELOPMENT) AREA: 67.0 AC.
	PLANNING AREA 9 EXECUTIVE OFFICE AREA: 16.0 AC.
	PLANNING AREA 10 COMMUNITY COMMERCIAL AREA: 20.0 AC.



NOT TO SCALE

SOURCE: The Altum Group - 2020



FIGURE 3

Approved NorthStar Specific Plan Conceptual Land Use Map

As shown in Table 2: Proposed Land Use Summary NorthStar Specific Plan, Planning Area 8 would be reduced from approximately 69.6 acres to approximately 28.2 acres to accommodate the new, approximately 41.4-acre Planning Area 11. Minor adjustment to the boundaries for Planning Area 4, Golf View Villas; 6, Golf View Condominiums; and 7, Mixed Use Retail Village are also proposed to accommodate Planning Area 11.

**Table 2
Proposed Land Use Summary
NorthStar Specific Plan**

Planning Area	Land Use Description	Land Area (Acres)	D.U. / Acre	Dwelling Unit Total	Maximum Floor Area (SQ. FT.)
1	18-hole Golf Course	240.00	NIA	NIA	NIA
2	Golf Clubhouse	5.90	NIA	NIA	81,000
3	Golf View Hotel	17.60	NIA	NIA	350 (key), 25,000 square foot spa, 32,000 square feet of meeting rooms
4	Golf View Villas	7.30	7.4	54	NIA
5	Resort Timeshare Units	9.95	21.7	216	NIA
6	Golf View Condominiums	33.20	16.6	550	NIA
7	Mixed Use Retail Village	36.20	NIA*	150	400,000
8	Industrial Park (Research & Development)	28.2	NIA	NIA	381,035
9	Executive Office	16.00	NIA	NIA	230,000
10	Community Commercial	20.00	NIA	NIA	100,000
11	Arena & Event Center Hockey Training Facility	41.4	NIA	NIA	260,000 35,000
TOTAL	NIA	455.75	NIA	970	1,544,035 sq. ft. and 350 Key Hotel

* Due to the integration of residential uses into this mixed use planning area, a density per acre is not applicable.

As shown in **Figure 4: Proposed NorthStar Specific Plan Conceptual Land Use Map**, Planning Area 11 would be located between Planning Area 7 – Mixed Use Village and Planning Area 8 – Industrial Park (Research and Development) and south of residential planning areas and integrated into the village concept established by the Approved Specific Plan through a network of streets and pedestrian corridors.

Planning Area 11 would include the Arena, as shown in **Figure 5: Arena Plot Plan**. The Arena would consist of an approximately 260,000 square foot arena event center, an approximately 35,000 square foot hockey training facility, surface parking, and loading areas. A drainage channel is also proposed on the north side of Varner Road within the Project Site. Illustrations of the Arena are shown in **Figure 6: Arena Renderings**.

Arena & Event Center – Operational Characteristics

The Arena will host an American Hockey League (“AHL”) team and provide a venue for other events in the Coachella Valley, including concerts, family shows, other sporting events, cultural events, conferences, and conventions. The Arena would contain an array of facilities and services, including spectator seating and suites, concessions/bars, clubs and meeting/community rooms; spectator support facilities such as food service/kitchens, merchandising and restrooms; team practice facilities and management offices; media support facilities; and event center operations support uses such as loading, staging, and marshalling areas, mechanical/electrical/plumbing space, and storage and maintenance facilities. The Arena event center and practice facilities for hockey would be located on the western portion of the Project Site.

The Arena would host the AHL team during the AHL season (historically running from September to May, but subject to adjustment), as well as provide a venue for other events outside of AHL season, such as ice shows, from June to September. As shown in **Table 3: Arena Proposed Seating Program**, 9,918 seats are programmed for hockey games, approximately eighty-four percent (84%) of which would be general seating. The remaining seating would consist of club and suite seating, rink-side seating, and seating for media and officials.

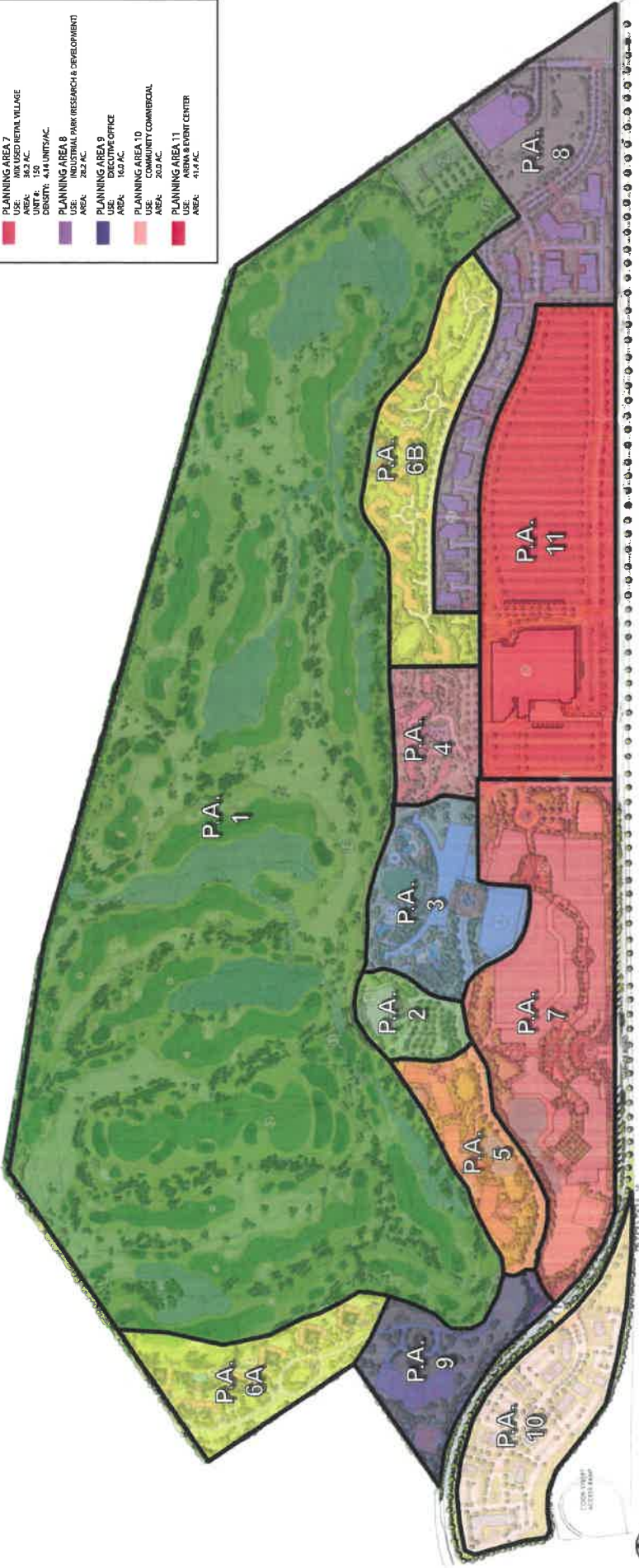
A portion of the Arena would contain retractable seating to accommodate non-AHL events requiring a larger floor area. In addition, for non-AHL events with smaller attendance, the Arena performance and seating areas could be re-configured, and event patron access managed, to create a smaller venue space and more intimate experience for the performances.



- APNs**
- *695-100-008
 - 695-100-001
 - 695-100-002
 - *695-100-009
 - 695-100-004
 - *695-100-010
 - 695-100-005
 - *695-100-012
 - 695-100-006
 - *695-100-014
 - 695-100-007
 - *695-100-015
 - 695-100-011
 - 695-100-017
 - 695-070-001
- * APNs associated with Specific Plan Amendment

LAND USE SUMMARY

PLANNING AREA 1	AREA: 247 AC	USE: CHAMPIONSHIP GOLF COURSE
PLANNING AREA 2	AREA: 59 AC	USE: CLUBHOUSE FACILITIES
PLANNING AREA 3	AREA: 174 AC	USE: DRAPES GOLF VIEW HOTEL
PLANNING AREA 4	AREA: 73 AC	USE: RESORT GOLF VIEW VILLAS
PLANNING AREA 5	AREA: 996 AC	USE: CONDO/TIMESHARE UNITS
PLANNING AREA 6A & 6B	AREA: 255 AC	USE: GOLF VIEW CONDOMINIUMS
PLANNING AREA 7	AREA: 382 AC	USE: MIX USED RETAIL VILLAGE
PLANNING AREA 8	AREA: 282 AC	USE: INDUSTRIAL PARK (RESEARCH & DEVELOPMENT)
PLANNING AREA 9	AREA: 160 AC	USE: EXECUTIVE OFFICE
PLANNING AREA 10	AREA: 202 AC	USE: COMMUNITY COMMERCIAL
PLANNING AREA 11	AREA: 414 AC	USE: ARINA & EVENT CENTER



SOURCE: The Altum Group - 2020

FIGURE 4

Proposed NorthStar Specific Plan Conceptual Land Use Map



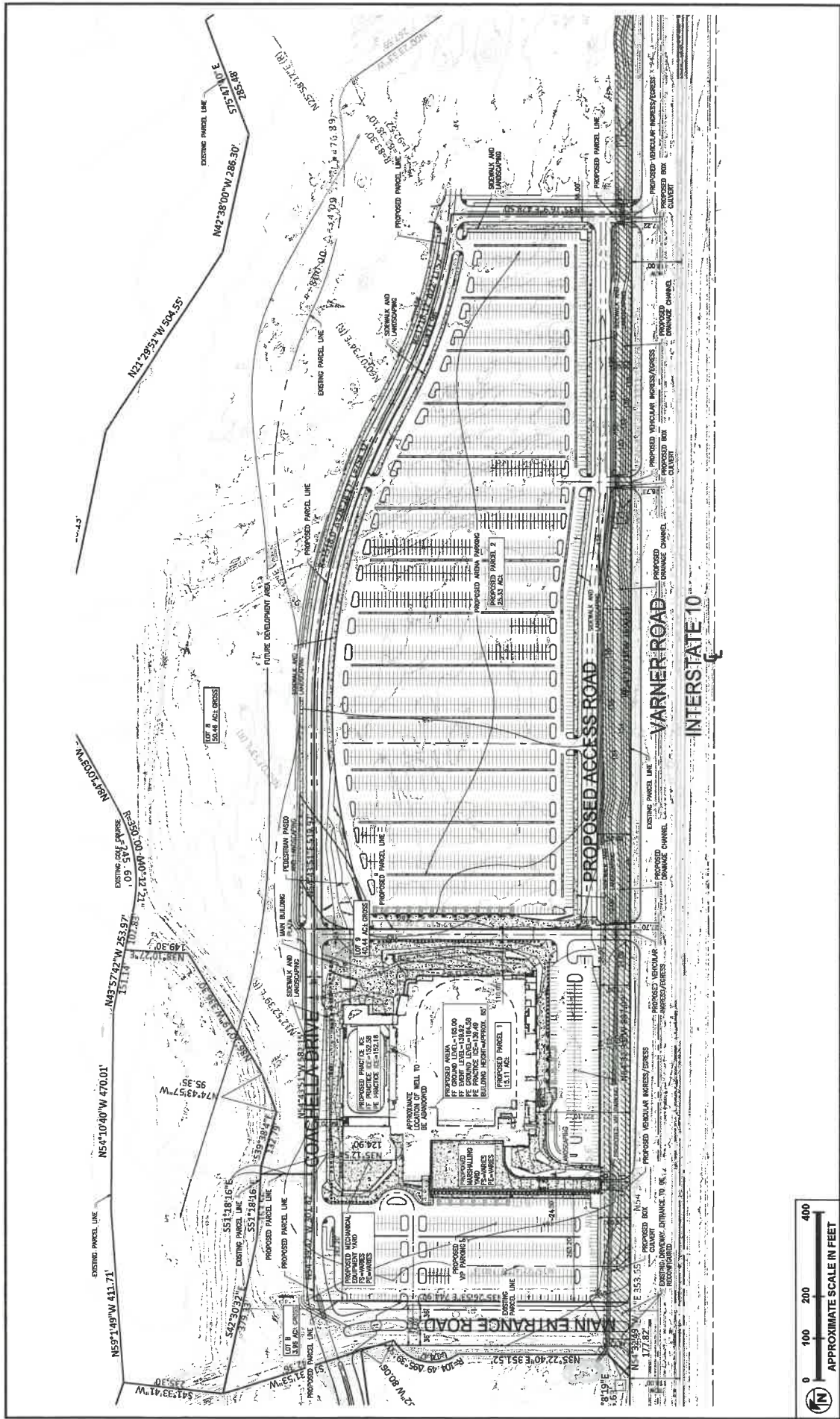


FIGURE 5

Arena Plot Plan

SOURCE: POPULOUS - December 2020



SOURCE: POPULOUS - December 2020

FIGURE 6

Arena Renderings

The Arena would include an ice slab designed to meet AHL ice requirements that could accommodate a range of ice-related events. The ice slab would consist of an ice floor, ice pits and trenches, and refrigeration equipment. For non-ice related events at the arena, insulated fiberglass panels would first be installed above the ice layer, after which appropriate flooring would be installed depending on the type of event.

**Table 3
Arena Proposed Seating Program**

Location	Seats
Premium Level Bowl	
Club Fixed Seating	591
Club Americans with Disabilities Act (ADA)/Companion Seating	14
Club Standing Room Only (SRO)	142
VIP Club Fixed Seating	116
VIP Club ADA/Companion Seating	16
VIP Club SRO	28
Subtotal	907
Suite	
Fixed Seating	352
Barstools	84
Subtotal	436
Lower Bowl Club	
Fixed Seating	251
ADA/Companion Seating	8
Subtotal	259
Lower Bowl General	
Fixed Seating	6,619
Retractable Seating	1,351
SRO	222
ADA/Companion Seating	124
Subtotal	8,316
TOTAL	9,918

Source: 100% CD Design, Populous.

Up to forty-six (46) AHL games would be held annually at the Arena, comprised of one to four pre-season games, thirty-four (34) regular season games, and, if the team reaches the post-season, between one to eight playoff games. As discussed above, maximum hockey seating capacity at the Arena would be 9,918 seats. The average game day attendance is estimated to be approximately 7,500 patrons during the regular season. A sellout attendance of 9,918 is anticipated approximately five times per year. The majority of home games would start at 7:00 P.M. and run approximately 2-1/2 hours in duration. Home games would be evenly split between weekdays and weekends.

Additionally, up to 138 non-AHL game events could occur annually at the Arena as described below:

- **Concerts:** There would be an estimated 45 annual concerts, which would occur throughout the year. They would vary in attendance levels, depending on the artist and stage configuration. The estimated average attendance level would be approximately 7,500 patrons, with a maximum attendance of approximately 11,700 patrons.² Concerts would typically occur on Friday and Saturday evenings within a 7:00 P.M. to 11:00 P.M. window.
- **Family Shows:** There would be an estimated thirty-eight (38) annual family shows which would account for approximately twenty-eight percent (28%) of non-AHL events. Family shows would occur year round and would provide theatrical entertainment geared towards children and families. Family show series would typically occur over a 3-day block of time (Friday through Sunday) during which time as many as 3 performances would occur in the daytime and evening periods (2:00- 5:00 P.M., and 7:00 – 10:00 P.M.). The estimated average attendance at a family show would be 4,000 patrons, and maximum attendance would be 5,000 patrons.
- **Other Sporting Events:** There would be an estimated ten (10) other sporting events annually, which would occur throughout the year. These events could be professional, collegiate, amateur, high school/youth, local, regional, or international competitions. The estimated average attendance for other sporting events would be 7,000 patrons, with the estimated maximum attendance the same as maximum seating capacity for concerts (10,000) about twice per year.
- **Other Events:** There would be an estimated twenty (20) rental uses of the Arena annually, which could occur throughout the year. This would include conventions, conferences, cultural events, and other events, with an estimated average attendance level of 800 patrons and maximum attendance for 3,000 patrons.

As part of the Arena, an approximately 35,000 square foot hockey training facility would also be located on the north side of the main Arena building. The hockey training center would be utilized by the AHL hockey team as well as the community at certain times. The hockey training facility would be open seven (7) days per week for six to eight (6-8) hours per day. The hockey training facility is anticipated to be used half of the time by the AHL team and, when not in use by the AHL team, would be available as a community ice facility on non-event days (135 days a year). When open to the community, it is expected an average of twenty (20) to forty (40) people would use the facility per hour. It is anticipated the hockey training facility could be used for public skating sessions, skate/hockey lessons, or by local recreational hockey leagues.

Overall, there would be approximately 184 events per year at the Arena. Of these, about thirty (30) events would have an attendance of between 10,000 and 11,000 patrons, about 71 would have an attendance

² The Arena would provide 9,918 seats for hockey games. For non-AHL events with a maximum attendance of 11,700 patrons and requiring a larger floor area, a portion of the Arena would contain retractable seating.

of 7,000 to 7,500 patrons, and 83 events would have an attendance of 5,000 patrons or less. There would be approximately 181 days per year when there would be no events.

There would be both regular employees and event employees at the arena event center. On non-event days there would be up to sixty (60) regular employees. On event days there would be both regular and event employees. There would be a minimum of twenty (20) event employees and a maximum of 125 event employees in addition to the regular employees depending on the event type.

Arena Design

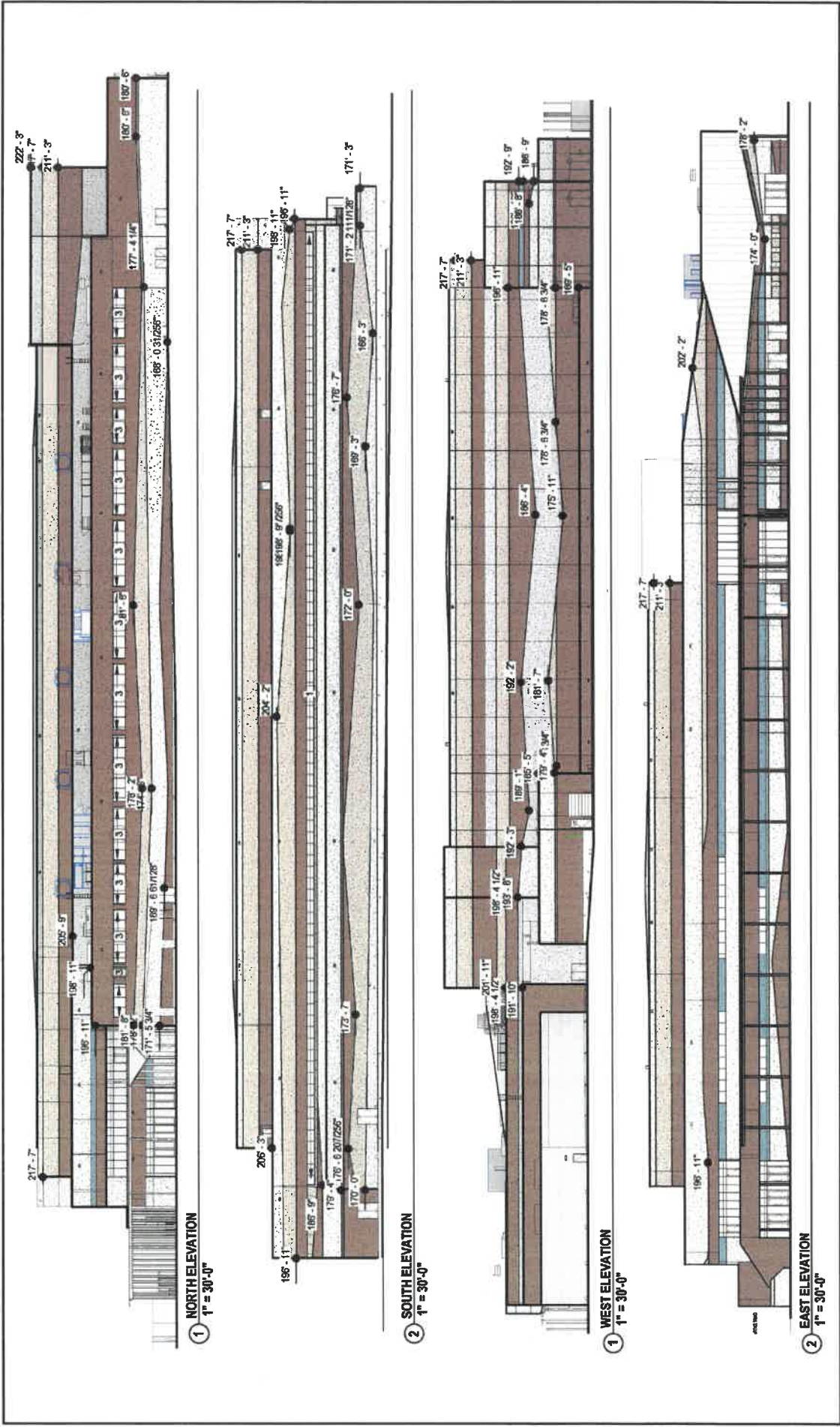
The Arena building would be approximately 65 feet in height and extend approximately 25 feet below ground. It is designed to be an indoor/outdoor facility with access to exterior concessions situated on the main concourse and near a large outdoor plaza space. The Arena floor Level 1 – Event Level would be 25 feet below ground with the Level 3 – Main Concourse Level at existing grade. The training center building with practice ice would be approximately 12.5 feet below ground. The building level elevations are shown in **Table 4: Arena Building Levels** with building elevations and cross sections shown in **Figure 7: Exterior Building Elevations** and **Figure 8: Arena Building Sections**.

**Table 4
Arena Building Levels**

Levels	Elevations Related to Existing Grade
Level 1 – Event Level	-25' – 1"
Level 2 – Practice Ice Level	-12' – 5"
Level 3 – Main Concourse Level	0' – 0"
Level 4 – Premium Concourse Level	15' – 9"
Level 5 – Catwalk Level	36' -11"
Level 6 – High Roof Level	52' -11"

Source: 100% CD Design, Populous.

The clubs at Level 4 - Premium Concourse Level are designed with exterior balconies to offer views of the plaza and mountains beyond. The main façade of the arena event center would be clad with Exterior Insulation and Finish System (EIFS) with a perforated/corrugated metal panel shade canopy designed to mimic the forms of windswept rock. All of these features are enhanced by a shade canopy that covers the plaza and exterior concourse. The canopy would be equipped with both building and plaza lighting that can change colors for concerts or hockey events. Walls and fences would be designed as an integral architectural component of the building and compatible with the natural environment in color and texture. VIP entries have been located nearest parking that allows quick and private access up to the premium level.



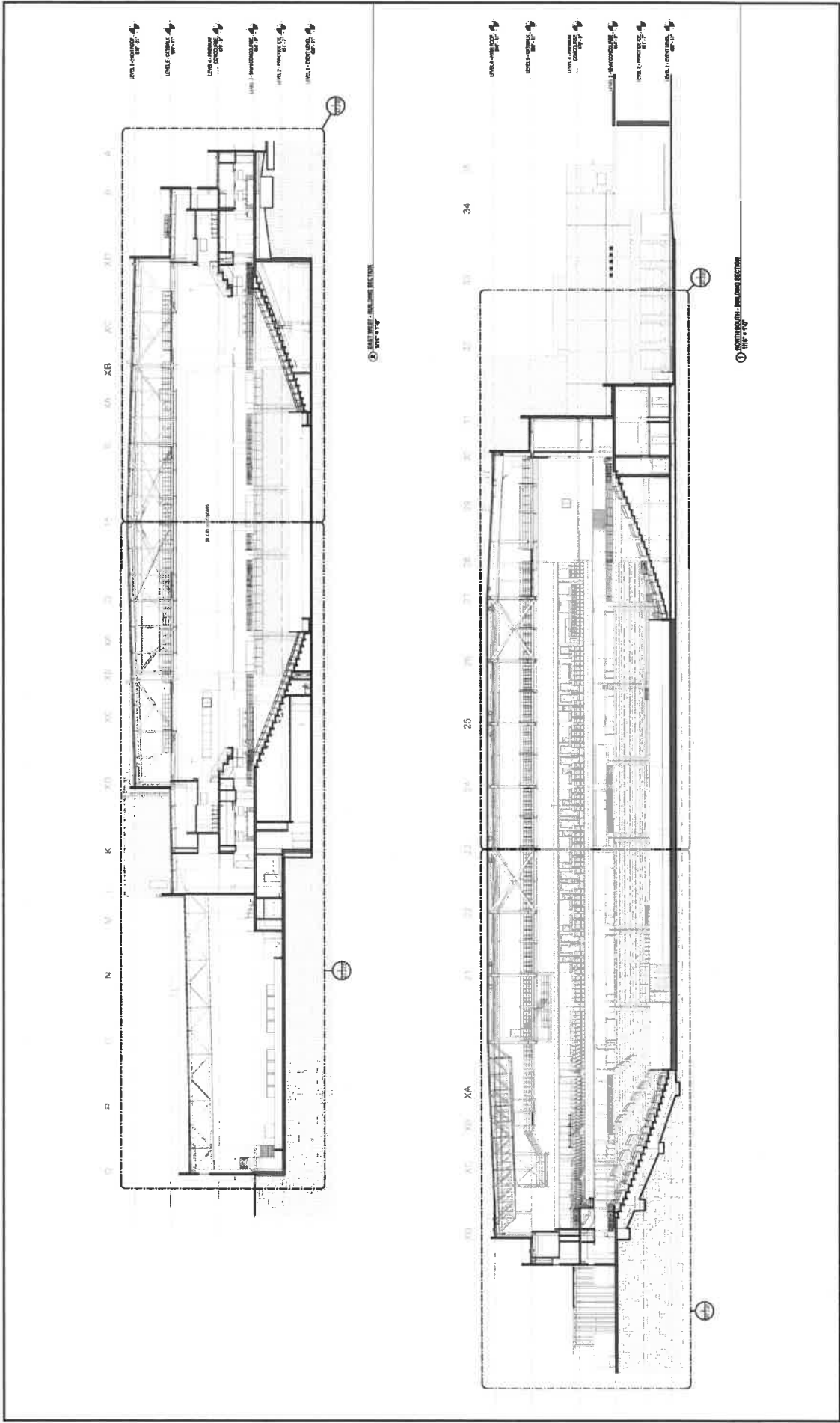
SOURCE: POPULOUS - 2021



206-001-20

FIGURE 7

Exterior Building Elevations



SOURCE: POPULOUS - 2021

FIGURE 8

Arena Building Sections

Outside furnishings constructed of long-wearing, vandal resistant materials, capable of withstanding the desert climate would be provided. These furnishings would be designed to be compatible with the surrounding furnishings and the area. Additionally, the pedestrian sidewalks within the Project Site would be constructed of materials and finishes compatible with the components of the building to provide consistency throughout the Project Site and Planning Area 11. The pedestrian sidewalks would be designed to provide links to additional pedestrian circulation routes within the Project and connectivity to the entire surrounding area.

The primary public entry on the southeast of the Arena opens to a large plaza space that would act as the primary entry plaza at the east corner. The remainder of the southeast plaza would act as an extension of the Arena with exterior concessions and shade canopy. No less than ten percent (10%) of the total Project Site area would be permeable landscaped areas. All landscaped areas would be planted with plant materials chosen from the master plan list as shown in **Figure 9: Arena Planting Plan**. Boxed and container plants in planters may be used and would be constructed of materials and finishes compatible with the building to enhance street frontages, plazas, and courtyards. Large planters may be incorporated into seating areas. These planters would be open to the earth below and incorporate permanent irrigation systems. The landscaping at the Arena would be designed to balance hardscaping, decorative gravels, and placement of landscaping for afternoon shade. Drought tolerant landscape materials would be provided in accordance with County Ordinance 348. Service areas and external loading areas would be screened from view by the general public. Screening will be accomplished by the use of walls, fences, trellises, landscaping, or a combination of these elements.

All interior areas of the Arena will include lighting systems to maintain illumination levels recommended by Illuminating Engineers Society (IES)/American Society of Heating, Refrigerating, and Air-Conditioning Engineers, Inc. (ASHRAE) and National Fire Protection Association (NFPA), as well as to complement the architectural interior design. There will be an LED sports lighting system to provide illumination levels to meet the functions of arena events and AHL standards. The exterior lighting design will include parking lot lighting, plaza lighting, and façade lighting designed to current code and County requirements to provide adequate lighting compatible with the architectural design of the building.

The Arena would be subject to a number of sustainability requirements, including the California CalGreen Code. This would be achieved through incorporation of a variety of design features and implementation of practices during construction and operation to provide energy and water conservation and efficiency, minimize site disturbance, encourage alternative transportation, minimize waste, and maximize recycling opportunities. Examples include:

- **Alternative Transportation:** Provision for bicycle parking; provision for vehicle carpool spaces; potential provision for preferred parking for low-emitting fuel-efficient vehicles and/or EV charging stations.
- **Stormwater Design:** Existing design for the arena event center and parking lots are designed to conserve storm water utilizing a bio-filtration system and drywell.
- **Water Use Reduction:** Installation of water-efficient plumbing fixtures for faucets, showers, sinks, and toilets; incorporation of waterless urinals in all public restrooms; and incorporation of water-efficient landscaping.
- **Energy Efficiency Performance:** Incorporation of energy conservation features, including building envelope strategies; shading; Variable Air Volume demand control ventilation systems; water-cooled chillers; and variable speed pumps.
- **Indoor Air Quality:** Use of direct digital control (DDC) systems to monitor indoor carbon dioxide; use of low-emitting adhesives, sealants, paints, coatings, and flooring systems; and use of indoor air quality (IAQ) management during construction and pre-occupancy. Where feasible, give preference to use of electric ice re-surfacers and other appliances at exterior concessions.
- **Innovation in Design:** Implementation of integrated pest management and green cleaning as part of site maintenance practices.

Additionally, the Arena would include solar panel construction and operation concurrently with the Arena, consisting of a 600-kilowatt direct current (KWDC) solar photovoltaic array approximately 50,000 square feet atop the pedestrian walkway along the northeastern boundary of the Project Site and parking lot to provide power to the Arena and shade to pedestrians as shown in **Figure 10: Solar Photovoltaic Array Location**. The solar panels would generate at least 20 percent of the Arena’s energy demand consistent with provision R2-CE1: Clean Energy in the Riverside County Climate Action Plan.³

Signage

An update to the Approved Specific Plan’s Comprehensive Signage Program is included in the proposed Amendment, which adds the Signage Program for Planning Area 11.

The Signage Program for Planning Area 11 is subdivided into four Sign Zones as shown in **Figure 11: Arena Sign Program Zones**. Sign Zones are established to define the Sign Type, Sign Function, and Sign Orientation to integrate the Arena & Event Center into the NorthStar Specific Plan Area. The Sign Zones and the sign types allowed within each zone are described below.

³ County of Riverside Climate Action Plan Update, November 2019.

1. Arena Zone.

- a. Allowed Signs. All Signs which are allowed by the Signage Program shall be allowed in the Arena Zone, except for the following Signs which shall be prohibited:
 - i. Freeway Sign. A Sign intended to be viewed primarily from a freeway, highway or interstate which may include Freestanding Sign or Monument Sign.
 - ii. Monument Signs. A Sign that is intended to be viewed by pedestrian and vehicular traffic that may be comprised of Digital Displays and luminous Channel Letter Signs, and which may include Free-standing Sign.
 - iii. External Primary. A sign oriented towards and intended to be viewed from Interstate (I-) 10, or Varner Road, and public rights-of way, which may be incidentally viewed from other adjacent streets or properties.
- b. Standards. No Free-standing Sign in the Arena Zone shall be over 25 feet in height.

2. Freeway Zone.

- a. Allowed Signs. All Signs which are allowed by the Signage Program shall be allowed in the Freeway Zone, except for the following Signs which shall be prohibited:
 - i. Banner Sign. A non-illuminated, non-digital, sign that is made of fabric or vinyl material, attached to a freestanding pole or building façade designed to cantilever from attachment point. May be single or double sided.
 - ii. Entertainment Sign. A sign that displays live, recorded, full-motion, or broadcast content or static images for purposes of directing attention to or related to an activity, event, business, product, service, profession, commodity, Sponsor, Team, person, institution, or any other message. An Entertainment Sign may be an on- site or off-site sign.
 - iii. External Secondary. A sign oriented towards and intended to be viewed from a public street other than Interstate 10 and Varner Road, which may be incidentally viewed from adjacent properties.
 - iv. Façade Sign. Any sign attached to, painted on, erected against, suspended from, or projected onto any facade or projection from a facade of a building or structure, which may project from or be parallel to the facade.
 - v. Interior Sign. Any Sign (a) within an interior courtyard, interior concourse or interior plaza of a building or structure or (b) within or immediately adjacent to the seating or use areas of the Arena intended to be viewed primarily from the seats within the Arena. Interior Signs may be incidentally visible from adjoining streets, public right-of ways, or any publicly accessible plaza adjacent to a public right-of-way. Interior Signs may include, without limitation, Scoreboards, and Digital Displays.
 - vi. Internal Sign. A sign oriented towards and intended to be viewed primarily from outdoor pedestrian circulation areas within the Arena site or adjacent public

rights-of-way, which may be incidentally viewed from adjoining streets or adjacent properties.

vii. Prohibited Sign. A Sign not defined in the Sign Program that also does not conform to the regulations set forth herein.

viii. Scoreboard Sign. Signs intended for viewing by the seats of the Arena, located in the interior of the Arena, used to display content related to Arena activity, including but not limited to, content from businesses, Sponsors, and Teams that are involved with, or in, the Arena. Scoreboard Signs may be incidentally visible from adjoining streets, public right-of ways, or any publicly accessible plaza adjacent to a public right-of- way.

b. Quantity. The Freeway Zone shall have no more than one (1) Freeway Sign and no more than three (3) Monument Signs.

c. Standards. Signs in the Freeway Zone shall not have an overall height greater than 70 feet or an overall width greater than 45 feet. The Signs would be consistent in design with **Figure 12: Freeway Zone Signs**.

d. Spacing. Signs in the Freeway Zone shall not overhang any public rights-of-way without an air space clearance from the County of Riverside.

3. West Ancillary Zone.

a. Allowed Signs. All Signs which are allowed by the Signage Program shall be allowed in the West Ancillary Zone, except for the following Signs which shall be prohibited:

i. Interior Sign. An Interior Sign is defined above.

ii. Freeway Sign. A Freeway Sign is defined above.

iii. Prohibited Sign. A Prohibited Sign is defined above.

iv. Scoreboard Sign. A Scoreboard Sign is defined above.

b. Standards. No Free-standing Sign in the Arena Zone shall be greater than 25 feet in height

4. East Ancillary Zone.

a. Allowed Signs. All Signs which are allowed by the Signage Program shall be allowed in the East Ancillary Zone, except for the following Signs which shall be prohibited:

i. Interior Sign. An interior sign is defined above.

ii. Freeway Sign. A Freeway Sign is defined above.

iii. Prohibited Sign. A Prohibited Sign is defined above.

iv. Scoreboard Sign. A Scoreboard Sign is defined above.

b. Standards. No Free-standing Sign in the East Ancillary Zone shall be greater than 25 feet in height.

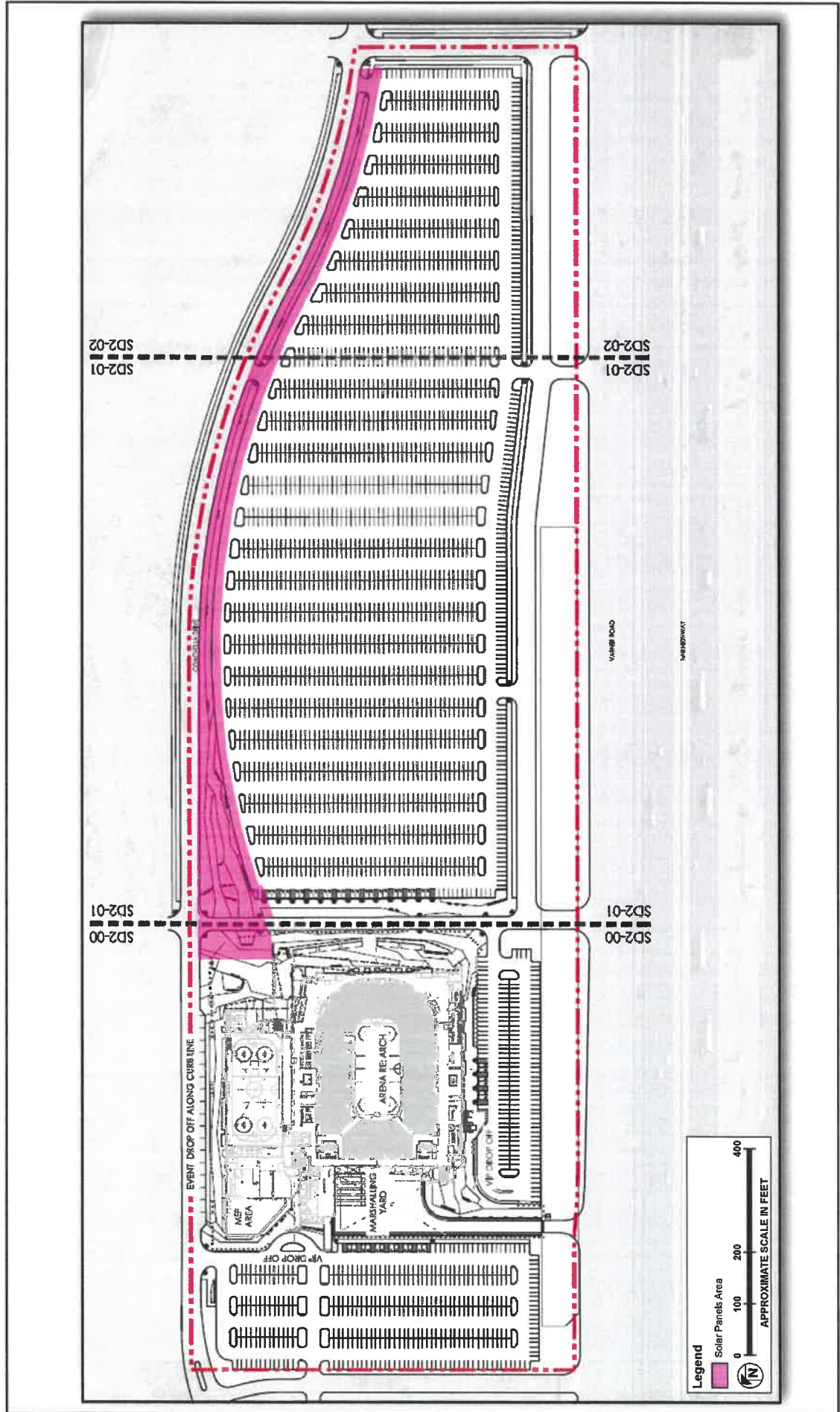
A Freeway Sign, two Monument Signs, and other building signage are planned within the Project Site and included in the Signage Program for Planning Area 11 within the Freeway Zone. The Freeway Sign and Monument Signs would contain LED display panels. Specifically, the Freeway Sign planned for the proposed Project would be 65 feet, which is within the allowed 70 feet height requirement in the Signage Program. The Freeway Sign would be placed toward the center of the Project Site within the parking lot facing I-10 for travel visibility in both directions as shown on **Figure 13: Arena Freeway Sign Location**.

Arena Access

Parking would be principally provided in a surface parking area located on the east side of the Arena, with additional parking provided adjacent to the Arena building. Vehicles would primarily access the Project Site from Varner Road via four driveways. Secondary access would be provided from the roadway to the north of the Arena and adjacent parking area. The four Project Site driveways would be located as follows:

- Driveway A1 would serve a small parking lot immediately to the west of the arena event center. This lot would be used for VIP patrons (suite and club seat holders) This driveway would also serve as the inbound route for rideshare vehicles and shuttle buses – which would drop-off/pick up on the north side of the arena event center. Ultimately, Driveway A1 would also provide access to Planning Area 4.
- Driveway A2 would serve a small parking lot immediately south of the arena event center. This driveway would also serve as the outbound route for rideshare vehicles and shuttle buses. It would also serve the west end of the main parking lot to the east of the arena event center.
- The main parking lot would hold the majority of the general patron parking spaces and would be served by three driveways – Driveways A2, A3, and A4. Three subareas of the main parking lot (Subareas I, II, and III) have been defined, and it has been assumed that Subarea I would be accessed via driveway A2, Subarea II would be accessed by driveway A3, and Subarea III would be accessed by driveway A3.

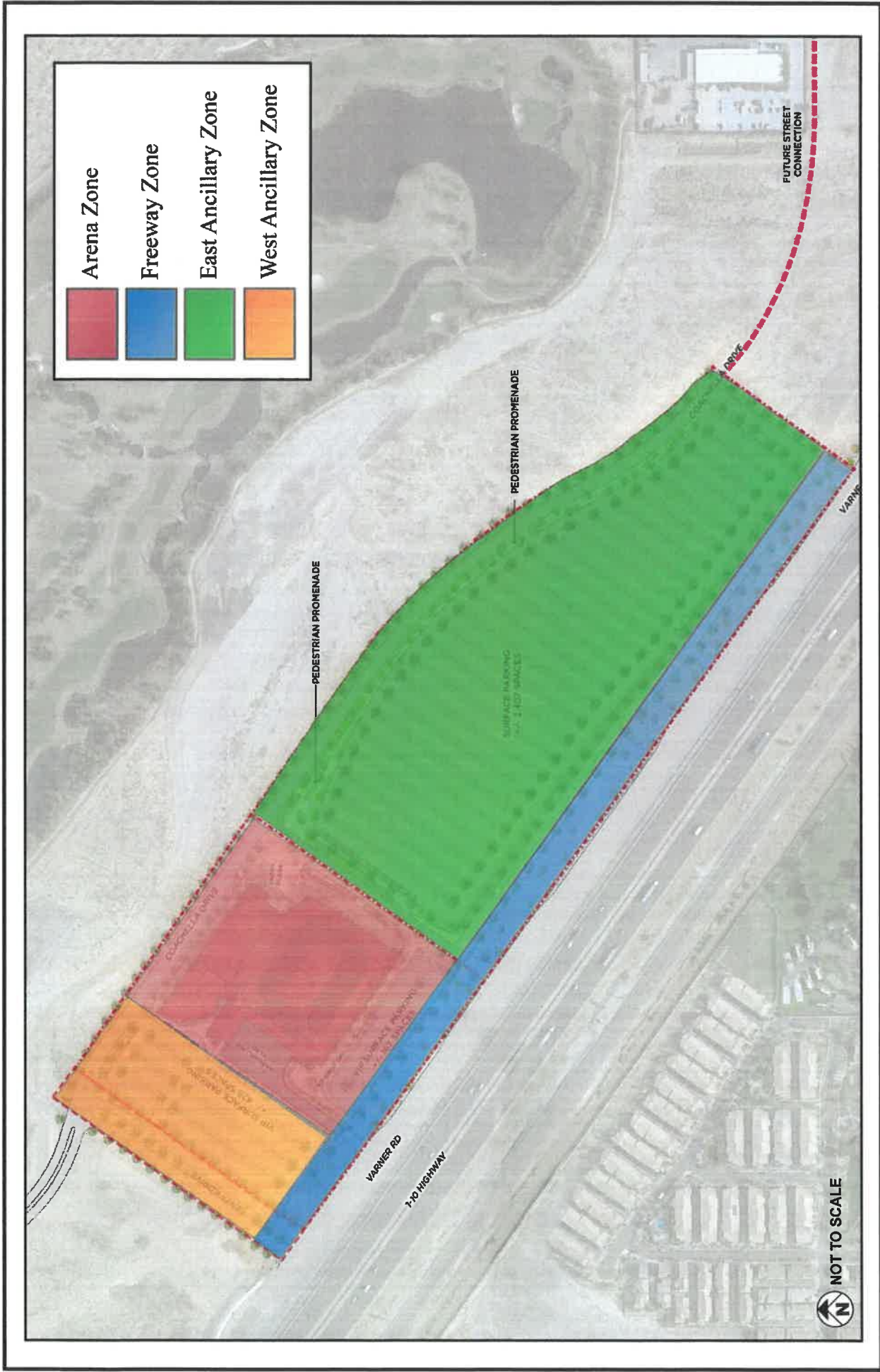
The proposed Amendment would permit traffic signals at up to seven locations on Varner Road as determined to be warranted to access the NorthStar Specific Plan Area, including the Arena. General parking areas southeast of the arena event center would feed to a pedestrian walk along the northeastern edge of the site, which would allow pedestrians to travel to/from the Arena. The design would allow people to circulate around the building to the multiple entries shown in **Figure 5**. Electric vehicle (EV) charging stations would also be maximized. Signage, discussed further above, would be on site and around the event center to support these movements and provide direction.



SOURCE: POPULOUS - 2021

FIGURE 10

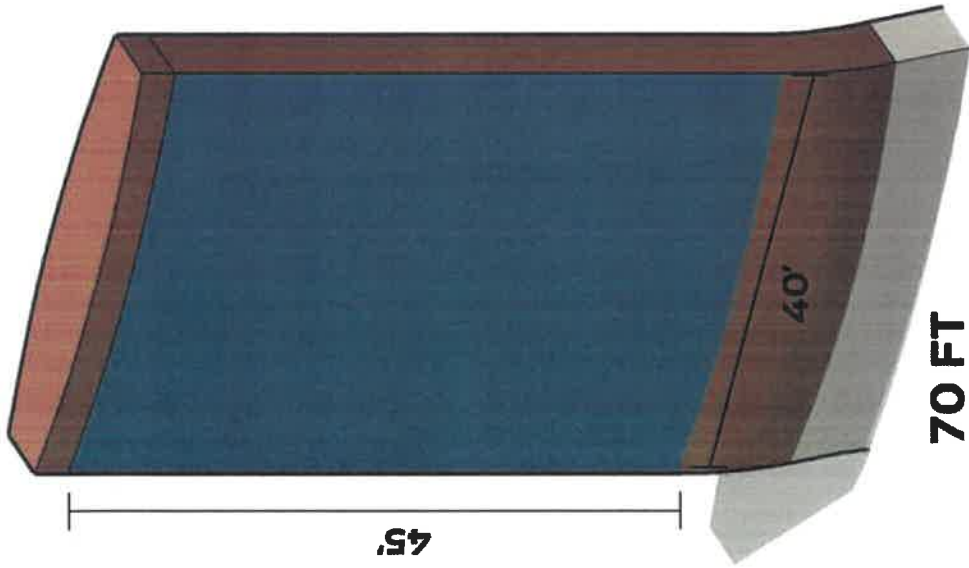
Solar Photovoltaic Array Location



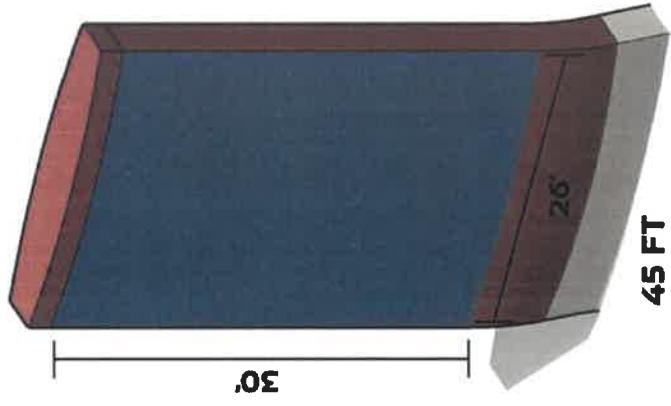
SOURCE: POPULOUS - 2021

FIGURE 11

Arena Sign Program Zones



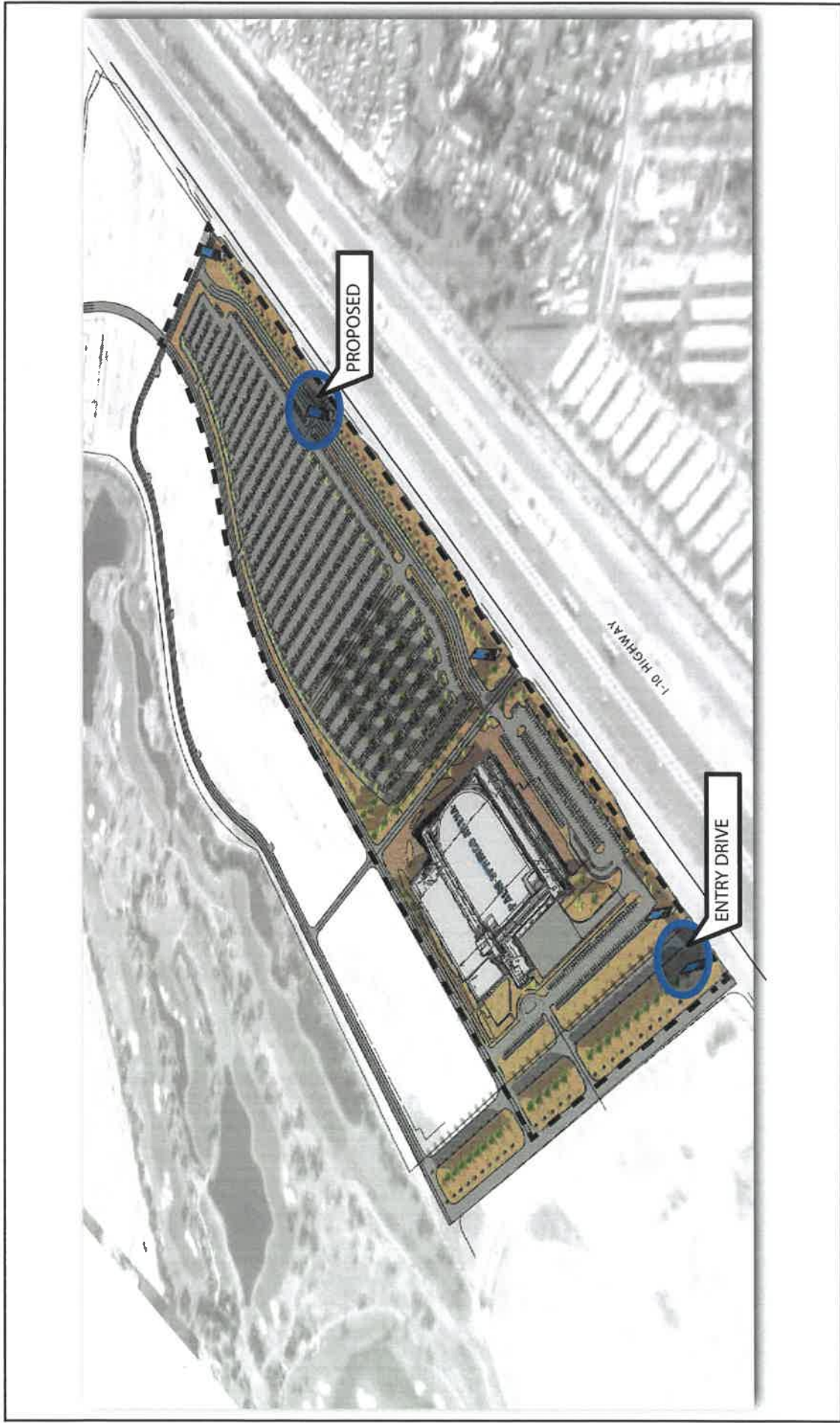
Freeway Sign



Monument Sign

SOURCE: POPULOUS- 2021

FIGURE 12



SOURCE: POPULOUS - 2021



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FIGURE 13

Arena Freeway Sign Location

Parking

The proposed Amendment would allow parking for the Arena to be provided through a combination of on-site and off-site parking, where off-site parking may consist of a combination of short- and long-term lease and license arrangements, as well as shared parking arrangements within the NorthStar Specific Plan Area. The County Code requires parking at a ratio of 1 space / 30 square feet of net assembly area. The net assembly (seating) area for sellout AHL games (9,918 seats) is 64,840 square feet. The County Code therefore requires 2,161 spaces for that event type. The net assembly (seating) area for sellout concerts (11,000 seats) is 79,450 square feet. The County Code therefore requires 2,648 spaces for that event type.

The Arena plot plan includes 3,005 spaces in the on-site surface parking lot. This would meet the County Code requirement for parking and would also be sufficient for the estimated parking demand for sellout AHL games and concerts.

Construction

Onsite

Construction of the Arena, including grading, building construction, and site improvements, would take approximately twenty (20) months from start to finish. As the Project Site is currently mass graded with no existing land uses, no demolition is required. Equipment used during construction would include standard earthmoving equipment, such as loaders, dozers, trackhoes, compactors, cranes, and forklifts. All heavy-duty equipment would be contained on the Project Site throughout the duration of construction activities to minimize disruption to the surrounding land uses and planning areas. Temporary street closures may be required along the perimeter of the Project Site, including Varner Road. These street closures would be temporary and short term.

Construction would include the phases as described below with estimated time for each phase. It, where these phases may overlap.

Grading and Excavation

The grading and excavation phase would occur over approximately 3 months. As discussed above, because the Project Site is vacant with no existing land uses, demolition is not required. The arena event center would be approximately 25 feet below ground and thus would require excavation. An excess of approximately 30,000 cubic yards of dirt would be stockpiled or utilized for foundation work. If stockpiled, the dirt would be stored elsewhere within the NorthStar Specific Plan Area and utilized for construction on another planning area.

Building Construction

The construction of the Arena would include concrete installation, steel erection, and exterior and interior buildout. This phase would occur over approximately 18 months.

Site Improvements

Site improvements include the construction of the surface parking lots and installation of landscaping. This phase would occur over approximately 5 months.

Offsite Improvements

As part of the Project Imperial Irrigation District (“IID”) would make improvements to the existing electrical distribution system serving the area, including the extension of an existing distribution line located north of the end of Cook Street south to Cook Street. The existing distribution line currently runs from the Edom substation on Monterey Avenue north on Monterey Avenue, east on Ramon Road, and south on an existing dirt road (approximately 0.25 miles west of Tchoupitoulas Lane and on the western border of the Coachella Valley Preserve) for approximately 1.0 mile. Approximately 1,600 feet south of this existing overhead distribution line is another IID line that ends on Cook Street at Chase School.

IID will make improvements to the Edom substation. However, these improvements would not change the existing substation footprint and would only involve switching relay adjustments within the substation. IID would install new overhead lines extending east on Ramon Road necessitating the upgrade of 0.5 miles of existing poles to accommodate the additional overhead wire. An overhead switch would be installed on the overhead lines at the intersection of Ramon Street and Desert Moon Drive. These improvements would be within previously disturbed areas along the IID’s existing infrastructure.

The existing overhead distribution line that extends south from Ramon Road would be extended to the existing line in Cook Street by constructing approximately eleven (11) new aboveground poles and new conduit in Cook Street to connect the two existing lines. These new poles would be approximately forty (40) feet tall and placed at a six (6) foot depth. The construction area for this extension would be approximately 40 feet in width.

2.2 County Review Process

The proposed Project was reviewed in detail by County staff, including, but not limited to, staff from the Riverside County Planning and Transportation Departments. The County has primary approval responsibility for the proposed Project. As such, the County is serving as the Lead Agency pursuant to State CEQA Guidelines Section 15050.

The Riverside County Planning Commission will consider the proposed Specific Plan Amendment (SP00343A02), General Plan Amendment (GPA200005 and OAPL2001271), Plot Plan (PPT200021), Tentative Parcel Map (38040) and Change of Zone (CZ2000025) and will recommend to the Riverside County Board of Supervisors whether to approve, conditionally approve, or deny approval of the proposed Project.

The Board of Supervisors will then consider the information contained in the Final EIR, this Addendum, and the Administrative Record for the proposed Project in its decision-making processes and will approve, conditionally approve, or deny approval of the proposed Project and will also make findings relative to the environmental effects of the proposed Project.

3.0 ENVIRONMENTAL CHECKLIST

3.1 Background

Environmental Assessment (E.A.) Number: CEQ200074

Project Case Type(s) and Number(s): SP00343A02, GPA200005, OAPL2001271, CZ2000025, 38040, PPT200021

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 9th Floor, Riverside, California, 92502

Contact Person: Russell Brady

Telephone Number: (951) 955-3025

Applicant's Name: SoCal Arena Company, LLC

Applicant's Address: 1100 Glendon Ave., Suite 2100, Los Angeles, California, 90024

Description of Project: A complete description can be found in Section 2.0 of this document. In summary, the Project includes a proposed specific plan amendment (SP00343A02), which includes modifications to Specific Plan No. 343. The Specific Plan amendment would reduce the size of Planning Area 8 and make minor adjustments to the boundaries of Planning Area 4, 6, and 7 in order to accommodate the addition of Planning Area 11 to allow the development of a new multi-purpose arena and event center, hockey training facility with practice ice, public open space, surface parking, and retail skate shop (Arena) on approximately 44.41- gross acres within the NorthStar Specific Plan Area.

Related actions a General Plan Amendment (GPA200005 and OAPL2001271), Change of Zone (CZ2000025), Tentative Parcel Map (38040) and Plot Plan (PPT200021). The General Plan Amendment would change the land use designation on the Project Site from Western Coachella Valley Area Plan – Business Park to Western Coachella Valley Area Plan – Commercial Tourist for Planning Area 11. The sign standards in the Western Coachella Valley Area Plan would be revised to allow alternative sign standards in specific plan areas through the review and approval of sign programs.

The zone change would change the zoning on the Project Site from SP-343 NorthStar Specific Plan – Planning Area 8 – Industrial Park (Research and Development) to SP-343 NorthStar Specific Plan – Planning Area 11 (Arena and Event Venue).

Tentative Parcel Map 38040 would subdivide the existing parcels to create two new parcels. One parcel would contain Arena building and adjacent parking areas and the second parcel would contain the surface parking area to east of the Arena building.

The Plot Plan defines the location of the Arena building, parking, and landscaping.

Refer to **Section 2.0: Project Description** for a complete description of the proposed Project.

Surrounding Land Uses and Setting: Surrounding land uses include the Classic Club Golf Course to the north and the Classic Club Golf Course to the northwest in the NorthStar Specific Plan Area, the Coachella Valley Preserve to the east and northeast of the NorthStar Specific Plan Area, Cook Street to the west and Varner Road to the south. I-10 is located immediately south of Varner Road. The City of Palm Desert, the Cal State University San Bernardino Desert Campus and additional commercial and industrial uses are situated across I-10, further south of the NorthStar Specific Plan Area. Specifically, Planning Area 11, which is the site for the proposed Arena & Event Center (Project Site) is located in the southern portion of the NorthStar Specific Plan Area between Planning Area 7 – Mixed Use Village and Planning Area 8 – Industrial Park (Research and Development) and south of residential planning areas and integrated into the village concept established by the NorthStar Specific Plan through a network of streets and pedestrian corridors. Refer to Section 2.0: Project Description for a complete description of the surrounding land uses and setting.

Other Public Agencies Whose Approval is Required: Public agencies whose approval may be required include, but are not limited to, Coachella Valley Water District (CVWD), Imperial Irrigation District (IID), the Santa Ana Regional Water Quality Control Board (RWQCB), and the South Coast Air Quality Management District (SCAQMD),

Type of Project: Site Specific ; Countywide ; Community ; Policy .

Total Project Area: The approved NorthStar Specific Plan Area is 455.75 gross acres, The Amendment proposes the creation of a new 41.4-acre planning area, Planning Area 11—Arena and Event Center.

Residential Acres:	N/A	Lots:	N/A	Units:	N/A	Projected No. of Residents:	N/A
Commercial Acres:	N/A	Units:	N/A	Sq. Ft. of Bldg. Area:	N/A	Est. No. of Employees:	N/A
Industrial Acres:	N/A	Lots:	N/A	Sq. Ft. of Bldg. Area:	N/A	Est. No. of Employees:	N/A
Other:	Arena and	Acres	44.41 (gross)	Sq. Ft. of Bldg. Area:	260,000 arena and event center;	Est. No. of Employees:	Up to 185

Event
Center

35,000 hockey training
facility

Assessor's Parcel No(s): 695-100-012; 695-100-009; 695-100-014; 695-100-010; and 695-100-01

Street References: The parcels subject to the proposed Project are located north of Varner Road and the I-10 Freeway, south of the existing Classic Club golf course, approximately 1.5 miles east of the Cook Street/I-10 Interchange and 2 miles west of the Washington Street/I-10 Interchange.

Section, Township & Range Description or Reference/Attach a Legal Description: Section 34, Township 4 South, Range 6 East

Brief description of the existing environmental setting of the Project Site and its surroundings: The Project Site consists of previously graded land located within the approved NorthStar Specific Plan Area. The Project Site is relatively flat and vacant. There are no structures or hillsides within the site Refer to Subsection 2.1, Project Location and Setting, for a detailed description of the Project Site's existing environmental setting and surrounding land uses.

3.2 Applicable General Plan and Zoning Regulations

General Plan Elements/Policies

- 1. Land Use:** Pursuant to Riverside County General Plan Land Use Element Policy LU 1.10, approval of SP00343A02, the proposed land use within the additional planning area subject to SP00343A02 would be consistent with the General Plan Land Use Map. Additionally, with approval of the Change of Zone, the proposed Project would be consistent with the zoning ordinance. The proposed Project is consistent with all other applicable land use policies of the Riverside County General Plan and the Western Coachella Valley Area Plan (WCVAP).
- 2. Circulation:** The proposed Project was reviewed by the Riverside County Transportation Department and was found to be in conformance with the applicable circulation policies of the Riverside County General Plan Circulation Element and Western Coachella Valley Area Plan, as well as County Ordinance No. 461 (Road Improvement Standards and Specifications).
- 3. Multipurpose Open Space:** No natural open space land is required to be preserved within the boundaries of this Project. The Project would be consistent with or otherwise would not conflict with the Coachella Valley Multi-Species Habitat Conservation Plan (MSHCP). The proposed Project meets with all other applicable Multipurpose Open Space Element policies.
- 4. Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of the Project through the Project's design. The proposed Project meets with all other applicable Safety Element policies.
- 5. Noise:** The proposed Project meets all applicable Noise Element policies. Consistent with the findings of EIR No. 470, the proposed Project would not exceed Riverside County noise standards.

6. **Housing:** Industrial uses were planned for the Project Site under the Approved Specific Plan. No housing or residential land use was planned for the Project Site under the Approved NorthStar Specific Plan or proposed by the Project Applicant. Project employees would come from the existing employment pool within the County and would not result in a change in density of residential use in the County. The Project would not adversely impact the implementation of the County General Plan Housing Element's goals or policies.
7. **Air Quality:** Consistent with the findings of EIR No. 470, the proposed Project will be conditioned to control fugitive dust emissions during grading and construction activities and to reduce air pollutant emissions to the greatest feasible extent. The proposed Project is consistent with all other applicable Riverside County General Plan Air Quality Element policies.
8. **Health Communities:** The Project would not result in any localized air quality impacts affecting nearby sensitive receptors (e.g., residential and school uses). The Project accommodates sidewalk connections and trails, in conformance with the Western Coachella Valley Area Plan , which would encourage walking and physical activity. The Project Site is not environmentally sensitive or subject to severe natural hazards. The proposed Project is consistent with or otherwise would not conflict with applicable policies of the Healthy Communities Element.

General Plan Area Plan(s): Western Coachella Valley Area Plan

Foundation Component(s): Community Development

Land Use Designation(s): Specific Plan No. 343, which identifies the following land use designation for the Project Site: Western Coachella Valley Area Plan – Business Park.

Overlay(s), if any: None

Policy Area(s), if any: None

Adjacent and Surrounding

1. **Area Plan(s):** Western Coachella Valley Area Plan surrounding the Project Site; City of Palm Desert to the south across I-10.
2. **Foundation Component(s):** Community Development Foundation; Open Space Foundation.
3. **Land Use Designation(s):** Mixed Use Area to the west; Commercial Tourist, Medium High Density Residential, Very High Density Residential, and Open Space Recreation to the north; Open Space Recreation, Conservation Habitat, and High Density Residential to the east; and City of Palm Desert to the south.
4. **Overlay(s) and Policy Area(s), if any:** None.

Adopted Specific Plan Information

- 1. Name and Number of Specific Plan, if any:** NorthStar Specific Plan No. 343
- 2. Specific Plan Planning Area, and Policies, if any:** The proposed Project would affect the southern portion of the NorthStar Specific Plan Area, including a reduction in the size of Planning Area 8. Additionally, the existing boundaries of Planning Areas 4, 6, and 7 would be reconfigured to create new Planning Area 11.

Existing Zoning: SP-343 NorthStar Specific Plan – Planning Area 8 (Industrial Park – Research & Development)

Proposed Zoning, if any: SP-343 NorthStar Specific Plan – Planning Area 11 (Arena and Event Venue)

Adjacent and Surrounding Zoning: Specific Plan (SP) to the north, east, and west; and Service Industry and Planned Residential in the City of Palm Desert to the south **situated across I-10.**

3.3 Environmental Factors Potentially Effected

The environmental factors checked in the following (X) would be potentially affected by this Project, involving at least one impact that is a “Potentially Significant Impact” or “Less Than Significant With Mitigation Incorporated” as indicated by the checklist on the following pages.

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

3.4 Determination

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<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, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier environmental impact report (EIR) or Negative Declaration pursuant to applicable legal standards; (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration; (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration; (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration; (e) no considerably different mitigation measures have been identified; and (f) prior mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162, exist. An **ADDENDUM** to a previously certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162, exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

3/25/21

Date

Russell Brady

Printed Name

4.0 ENVIRONMENTAL ANALYSIS

4.1 Environmental Issues Assessment

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Sections 21000–21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed Project. The purpose of this Initial Study is to inform the decision makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed Project.

4.1.1 Aesthetics

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
1. Scenic Resources					
<i>Would the project:</i>					
a. Have a substantial adverse effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
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 points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: *Western Coachella Valley Area Plan (WCVAP)*, Figure 9, "Scenic Highways"; Riverside County EIR No. 470.

EIR No. 470 Finding:

The purpose of the California Scenic Highways program, which was established in 1963, is to "Preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways." A scenic highway provides the motorist with a view of distinctive natural characteristics that are not typical of other areas in the State. The Project Site is located in an unincorporated area of Riverside County. The closest designated State scenic highway is State Route 74, located approximately 4.8 miles south of the Project Site. The nearest County eligible highway is Interstate-10 (I-10), located south of the Project Site beyond Varner Road. The existing character of the Project Site includes flat, previously graded land with views of the Indio Hills to the north, I-10 and the San Jacinto Mountains to the southwest, and the Santa Rosa Mountains to the south.

EIR No. 470 determined the Specific Plan elements would continue to offer views of the hills to the north along the scenic highway corridor, I-10. No scenic easements, conditions on development within a scenic highway corridor, consistent with the Scenic Highways Plan were needed. EIR No. 470 noted that the

NorthStar Specific Plan Area was extensively graded to accommodate the need for flood protection and to raise buildings, especially those next to the golf course, to a level that provides adequate free board above base flood levels, consistent with the General Plan policies related to scenic highway corridors. EIR No. 470 concluded the NorthStar Specific Plan would provide a comprehensive, aesthetically pleasing design character of the NorthStar Specific Plan Area along the entire length of the freeway. The architectural elements were integrated into the general Mediterranean vernacular of the NorthStar Specific Plan Area. EIR No. 470 also noted the buildings would be multi-story reaching 75 feet in height. The approved NorthStar Specific Plan allows a maximum height of 100 feet within Planning Area 5, Timeshare Units. The NorthStar project was proposed to be extensively landscaping with desert and drought tolerant plants along the entire I-10/Varner Road frontage and throughout the NorthStar Specific Plan Area. Views through the NorthStar Specific Plan Area to the golf course and property to the north would be provided at strategic intervals. The landscaping would emphasize the access points and give views into the area. Surface parking was to be heavily landscaped to provide shade and buffers to adjoining uses. EIR No. 470 concluded that visual impacts of Specific Plan 343 would not result in adverse effects to the I-10 scenic corridor.

a. Would the project have a substantial adverse effect upon a scenic highway corridor within which it is located?

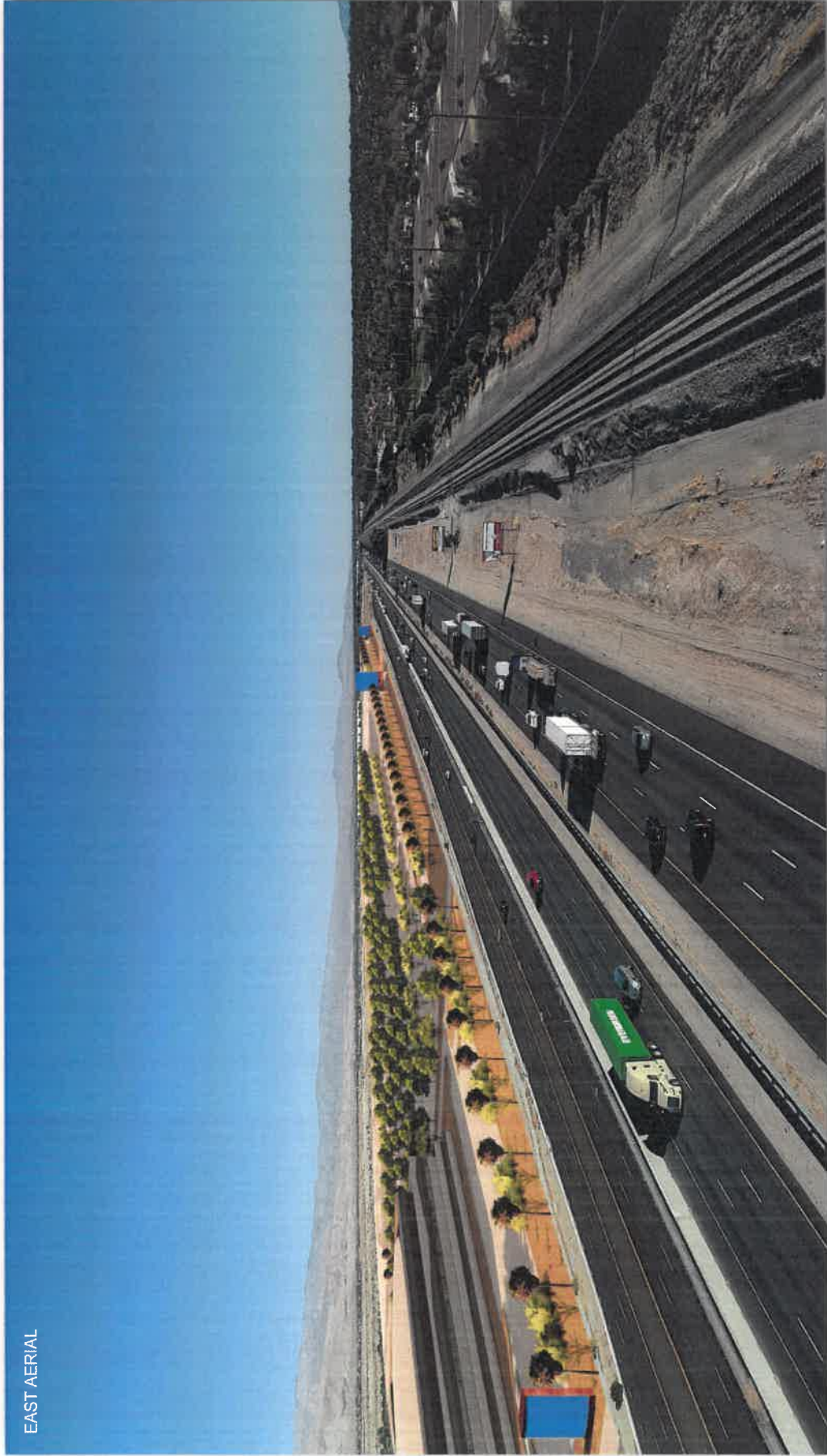
No Substantial Change from Previous Analysis:

The Arena would occupy the 44.41 gross acre site along the southern border of the NorthStar Specific Plan north of Varner Road. The Arena would be located on the western portion of the site; a pedestrian walkway along the northeastern boundary; and surface parking on the eastern portion of the site. A drainage channel is also proposed on the north side of Varner Road within the Project Site.

The Arena would include six (6) levels with a maximum height of approximately 65 feet. The floor of the Arena building would be approximately 25 feet below ground and the training center building practice ice would be approximately 12.5 feet below ground. This would help to reduce overall visual height of the structures within the landscape as viewed from certain public vantage points. The proposed Project would also include the Freeway Sign, two Monument Signs, and other building signage included in the proposed Signage Program. The Freeway Sign and Monument Signs would contain LED display panels. Specifically, the Freeway Sign planned for the proposed Project would be 65 feet, which is within the allowed 70 feet height requirement in the Signage Program, approximately the same height as the as the Arena, and placed toward the center of the Project Site within the parking lot facing I-10 for travel visibility in both directions. Renderings of the Freeway Sign and Monument Signs are presented in **Figures 14 through 16**. **Figure 14: Site & Signage Rendering – East Aerial** shows the Arena, Freeway Sign, and two Monument Signs in the foreground with the Indio Hills visible in the background from the I-10. The Freeway Sign and

Monument Signs are shown along the I-10 and would not substantially obstruct existing long-range views of the San Jacinto Mountains and Santa Rosa Mountains along the I-10 scenic corridor in **Figure 15: Site & Signage Rendering – West Aerial** and **Figure 16: Site & Signage Rendering – Westbound**. Additionally, the Freeway Sign would be of similar height to the Indio Auto Mall sign also along the I-10 scenic corridor approximately three (3) miles southeast of the Project Site.

EAST AERIAL



SOURCE: POPULOUS - 2021

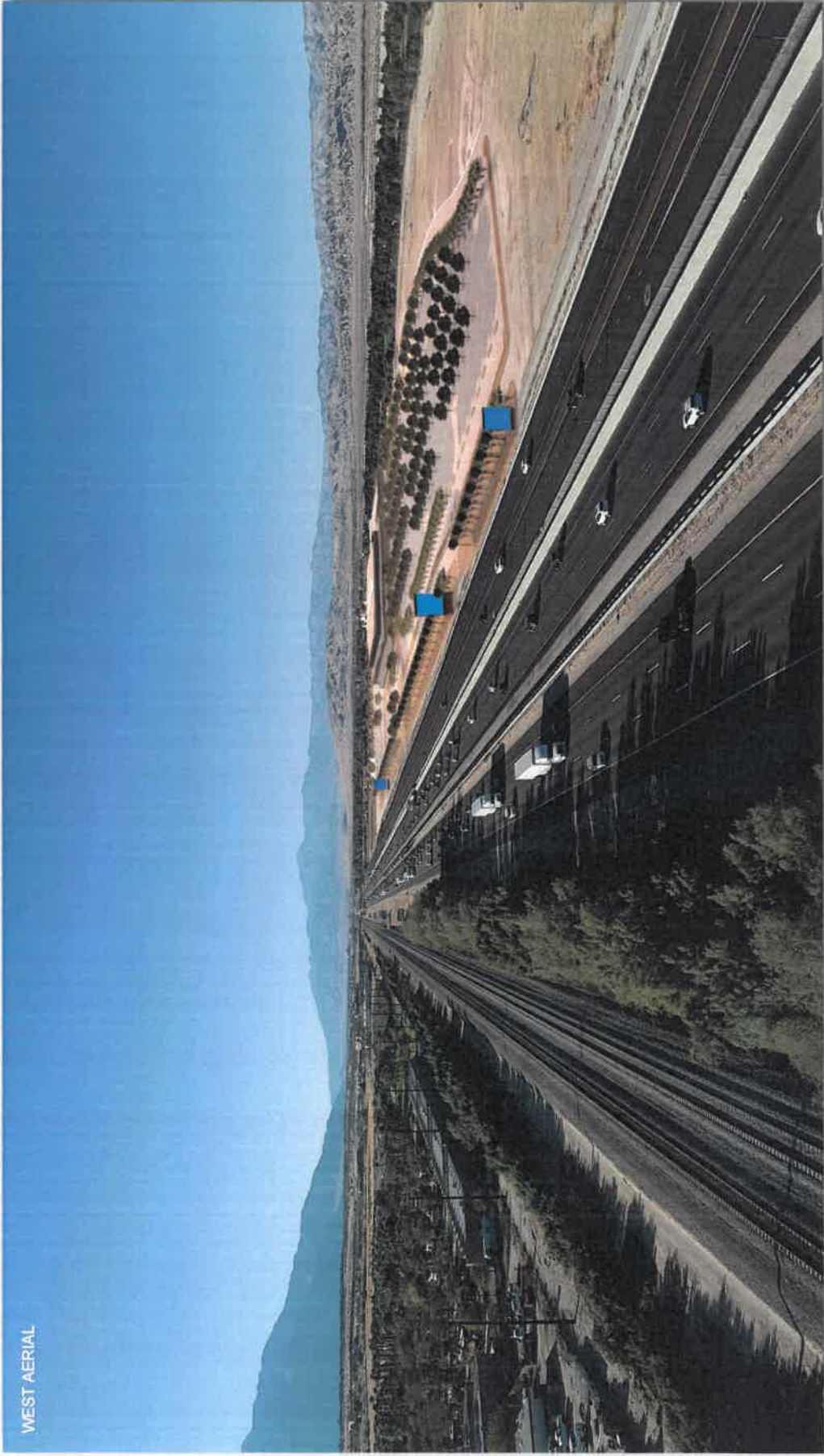
Meridian
Consultants

208-007-20

FIGURE 14

Site & Signage Rendering – East Aerial

WEST AERIAL



SOURCE: POPULOUS - 2021

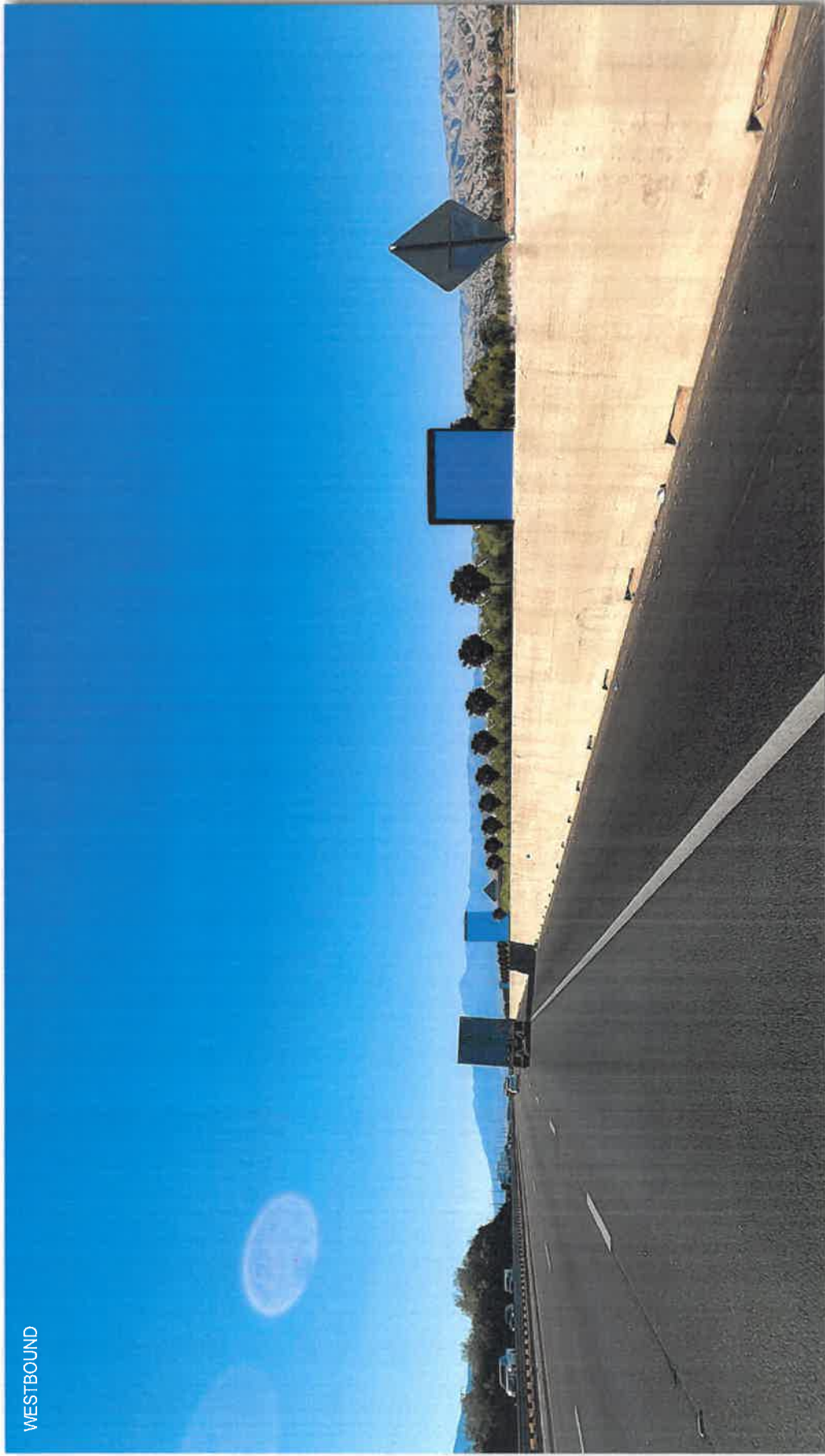
Meridian
Consultants

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FIGURE 15

Site & Signage Rendering – West Aerial

WESTBOUND



SOURCE: POPULOUS - 2021

Meridian
Consultants

288-001-20

FIGURE 16

Site & Signage Rendering – Westbound

A solar array above the pedestrian walkway along the northeastern boundary of the Project Site would also be constructed to provide power to the Arena and shade to pedestrians. At this location on the Project Site, the views of the solar panels from the I-10 would be partially obstructed by the Arena, parking lot, and landscaping. While the Arena building, signs, and pedestrian walkway cover would be visible along the I-10 scenic highway corridor, these elements would be designed to integrate into the overall NorthStar project.

Additionally, approximately eleven (11) new poles and conduit would be installed north of the existing end of Cook Street to an existing electrical distribution line. These new poles would be approximately forty (40) feet tall, the height of the existing distribution lines located between the end of Cook Street and Ramon Road. As these poles would not introduce a new visual element into this area, the addition of these approximately eleven (11) new poles and conduit would not significantly impact available public views. No new impacts would occur with implementation of the proposed Project. Therefore, no new information, changed circumstances, or substantially increased significant effects would occur with implementation of the proposed Project.

- b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?***
- c. Would the project 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 points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?***

No Substantial Change from Previous Analysis:

At the time of the certified EIR, Checklist Question c, above, was not included in the CEQA Guidelines Appendix G Checklist and, therefore, analysis was not required. Although EIR No. 470 did not specifically respond to Checklist Question c, EIR No. 470 contained enough information about the existing visual character and quality of public views on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project to aesthetics was readily available to the public. The Project Site does not contain any scenic resources such as trees, rock outcroppings, or unique or designated scenic views. Existing views from the I-10 Freeway already include existing development interspersed with undeveloped land, such as the residential uses and golf course to the northwest and residential and commercial uses to the south across I-10. The NorthStar Specific Plan currently permits business park and retail commercial uses along Varner Road. The proposed Arena is a commercial use designed in a manner that would be visually consistent with the planned business park uses to the west and retail commercial uses to the east in the NorthStar Specific Plan Area.

The premium level of the Arena would be designed as an indoor/outdoor facility with exterior balconies offering views of the plaza and mountains beyond. The proposed Project proposes water-efficient landscaping on no less than ten percent (10%) of the total Project Site, including within the surface parking lot as shown in **Figure 5**, above. The surface parking lot would occupy more than half of the Project Site, allowing continued views of the Indio Hills, I-10, the San Jacinto Mountains, and the Santa Rosa Mountains. The Arena would include six (6) levels and have a height of approximately 65 feet, which would be below the maximum height of buildings currently allowed by the NorthStar Specific Plan and analyzed in EIR No. 470. The height of the Arena and the architectural design of the building, which would visually break up the building massing, would not substantially alter the extensive views. The proposed signage, specifically the Freeway Sign planned at a height of 65 feet, would be within the allowed 70 feet height requirement in the Signage Program, approximately the same height as the Arena building center, and of similar height to the existing Indio Auto Mall sign further southeast along I-10. As discussed above and shown in Figures 14 through 16, the addition of the Arena, Freeway Sign, and Monument Signs would not obstruct the existing views of the Indio Hills, the San Jacinto Mountains, and the Santa Rosa Mountains. The solar panels above the pedestrian walkway along the northeastern boundary of the Project Site would not be of a height that would result in a visual element that would be visually prominent enough to adversely affect existing public views.

The new power poles proposed north of the existing end of Cook Street would not introduce a new visual element into this area and, for this reason, would not substantially affect the visual character of the area.

The proposed Project would adhere to the mitigation measure identified in EIR No. 470 to reduce impacts to visual resources. As discussed above, the design of the Arena would be visually consistent with the business park and retail commercial uses permitted by the NorthStar Specific Plan along Varner Road. Therefore, impacts would be less than significant as identified in EIR No. 470. No new information, changed circumstances, or more severe impacts would occur with implementation of the proposed Project.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified a mitigation measure to address impacts to aesthetics. The measure, listed below, would continue to apply to the proposed Project and would be enforced as part of the proposed Project's conditions of approval.

SR-1 In order to ensure the project is built as envisioned and in an aesthetically pleasing manner, the various components of the project shall be consistent with the Specific Plan. Plot plan approval by the County prior to issuance of building permits will give interested parties a vehicle to review development.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
2. Mt. Palomar Observatory					
<i>Would the project:</i>					
a. Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Ord. No. 655 (Regulating Light Pollution); WCVAP, Figure 6, “Mt Palomar Nighttime Lighting Policy Area”; Riverside County EIR No. 470; John E. Muse, *Sign Lighting Report* (see **Appendix H**).

a. Would the project interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

The Project Site is located in an unincorporated area of Riverside County and within the designated 45-mile (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirement for lamp source and shielding, prohibition, and exceptions.

EIR No. 470 Finding:

Impacts related to the Special Lighting Area for the Mt. Palomar Observatory, protected through Riverside County Ordinance No. 655, was not specifically analyzed in EIR No. 470. The analysis in EIR No. 470 concluded impacts related to aesthetics would be less than significant with mitigation. EIR No. 470 stated because of the potential for a significant impact on the night sky, an analysis of nighttime lighting must be completed to ensure compliance and compatibility with County regulations. Thus, EIR No. 470 contained enough information that with the exercise of reasonable diligence, information about the potential effect of the NorthStar Specific Plan project on the nighttime use of Mt. Palomar Observatory was readily available to the public. EIR No. 470 identified that lighting would be directed toward the ground and concluded, with mitigation, that impacts related to aesthetics would be less than significant.

No Substantial Change from Previous Analysis:

The Arena will utilize all LED lighting designed to meet current County Code requirements. The exterior lighting design of the Arena building would include parking lot lighting, plaza lighting, and façade lighting designed to current code and municipal requirements to provide site illumination and provide an

accompaniment to the architectural design. A signage program is also incorporated into the Specific Plan Amendment. The proposed Project would include Monument Signs at 45 feet in height and a Freeway Sign at 65 feet along Varner Road, which are within the allowed height requirements in the Signage Program. A lighting study was conducted to determine potential lighting impacts from the Monument Signs and Freeway Sign, which would contain LED display panels. The maximum nighttime illuminance of the Freeway Sign at the closest residential property, the residence approximately 655 feet southwest of the Project Site, would be 0.11 footcandles. The closest commercial properties, located approximately 1,443 feet to the west and approximately 1,683 feet to the northwest of the Project Site, would experience a maximum nighttime illuminance of 0.02 footcandles from the Freeway Sign. For the Monument Signs, the maximum nighttime illuminance would be 0.05 footcandles at the closest residence, located approximately 753 feet to the south, and commercial property, located 756 feet to the west of the Project Site. There are no national or County standards for maximum nighttime illuminance above ambient light levels. Nearby cities use a maximum nighttime illuminance from a sign threshold of 0.3 footcandles for residential areas and 1.0 footcandles for commercial areas. The proposed signs would not exceed this threshold. Additionally, as the signs are located near the I-10, the signs would be required to comply with all California Department of Transportation (Caltrans) requirements (static frame images, four second minimum frame display times, etc.). Thus, the lighting study determined these proposed signs would be in conformance with applicable standards.⁴ Thus, these signs would not cause excessive illuminance or light pollution. While these new light sources would contribute to the nighttime light levels in the area, the proposed Project would be required to incorporate, through the standard plan check process and implementation of the EIR No. 470 mitigation measure listed below, the lighting requirements for Zone B as set forth in Riverside County Ordinance No. 655. Impacts would be reduced to less than significant. No new or substantially increased significant effects would result from the Arena with respect to the nighttime light levels.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified a mitigation measure to address impacts to aesthetics. The measure, listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions of approval.

SR-1 In order to ensure the project is built as envisioned and in an aesthetically pleasing manner, the various components of the project shall be consistent with the Specific Plan.

⁴ See Appendix H.

Plot plan approval by the County prior to issuance of building permits will give interested parties a vehicle to review development.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
3. Other Lighting Issues					
<i>Would the project:</i>					
a. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Application Description; Riverside County EIR No. 470; John E. Muse, *Sign Lighting Report* (see Appendix H).

EIR No. 470 Finding:

EIR No. 470 stated the entire project would have lighting around buildings, parking lots, signs, walkways, and streets. Lighting would be directed toward the ground. It concluded an analysis of nighttime lighting must be completed to ensure compliance and compatibility with County requirements and regulations. EIR No. 470 determined impacts related to aesthetics would be less than significant with mitigation.

a. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b. Would the project expose residential property to unacceptable light levels?

No Substantial Change from Previous Analysis:

Existing light sources in the vicinity of the Project Site include existing commercial and residential uses, and lighting along local roadways, including I-10. The Amendment would allow for the development of the Arena in a portion of the NorthStar Specific Plan Area currently planned for business park uses. Exterior lighting would include parking lot lighting, plaza lighting, façade lighting, and signage. Per the signage program, Monument Signs at a maximum height of 45 feet and a Freeway Sign with a maximum height of 65 feet, would be placed along the Project Site facing Varner Road and I-10 to the south. These

signs would include LED display panels. A lighting study was conducted to determine potential lighting impacts from the Monument Signs and Freeway Sign. The nearest residential uses are located to the northwest and to the south across I-10. As discussed in further detail above, at the closest residential and commercial locations, these signs would generate a maximum nighttime illuminance of 0.11 footcandles.⁵ The County does not have standards for nighttime illuminance of signs. However, nearby cities use a maximum nighttime illuminance from a sign threshold of 0.3 footcandles for residential areas and 1.0 footcandles for commercial areas. The proposed signs would not exceed this threshold. Additionally, the signs will comply with all Caltrans requirements (static frame images, four second minimum frame display times, etc.). While the exterior lighting of the Arena will add new sources of lighting to the NorthStar Specific Plan Area, the Arena would utilize all LED lighting designed to meet current code and municipal requirements to ensure the proposed Project would not create a new source of substantial light or glare or expose the residential properties to the northwest and south. In addition, the proposed Project would adhere to the same mitigation measure listed in EIR No. 470 to reduce impacts related to light and glare. Thus, impacts related to light and glare would be less than significant and no new information, changed circumstances, or more severe impacts would occur with implementation of the proposed Project.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified a mitigation measure to address impacts to aesthetics. The measure, listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions of approval.

SR-1 In order to ensure the project is built as envisioned and in an aesthetically pleasing manner, the various components of the project shall be consistent with the Specific Plan. Plot plan approval by the County prior to issuance of building permits will give interested parties a vehicle to review development.

4.1.2 Agriculture and Forest Resources

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
4. Agriculture					
<i>Would the project:</i>					
a. Convert Prime Farmland, Unique	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

⁵ See Appendix H.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?					
b. Conflict with existing agricultural use, or a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: *Riverside County General Plan*, Figure OS-2, "Agricultural Resources"; California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP); Riverside County EIR No. 470; Project Application Materials.

- a. Would the project 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?***

EIR No. 470 Finding:

EIR No. 470 identified that although the NorthStar Specific Plan Area was previously used for farming, it has been fallowed for many years. It has also been identified and designated by the County for development since 1981. No active farming or land zoned for farming existed on or near the site. Impacts at a project level were determined to be less than significant. However, on a cumulative basis, EIR No. 470 concluded the loss of potential farmland would contribute to an impact on farmland.

No Substantial Change from Previous Analysis:

Under the approved NorthStar Specific Plan, the Project Site is not zoned for agricultural use but is listed as Farmland of Local Importance.⁶ However, the proposed Project, which includes the Amendment to add Planning Area 11 and develop the Arena would similarly not result in the conversion of farmland. Thus, the proposed Project would result in less than significant impacts on a project level but the loss of potential farmland would contribute to an impact on farmland on a cumulative basis, which would not result in new impacts or increase the severity of impacts.

- b. Would the project conflict with existing agricultural use, or a Williamson Act contract or land within a Riverside County Agricultural Preserve?***

EIR No. 470 Finding:

EIR No. 470 identified that the project would not conflict with agricultural zoning or a Williamson Act. The certified EIR stated that the NorthStar Specific Plan Area is not zoned for agricultural use, and the project development would not conflict with such zoning nor is the property under the Williamson Act contract. Impacts at the project level were determined to be less than significant. Regarding cumulative impacts, EIR No. 470 concluded the loss of potential farmland would contribute to significant and unavoidable cumulative impacts on farmland.

No Substantial Change from Previous Analysis:

Under the Approved Specific Plan, there are 10 planning areas, and the Project Site is zoned as SP-343 NorthStar Specific Plan in Planning Area 8, which proposes industrial park uses. The Project Applicant is requesting a zone change, which would rezone the Project Site to SP-343 NorthStar Specific Plan –

⁶ California Department of Conservation. Important Farmland Finder. <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed March 12, 2021

Planning Area 11 and develop the Arena. Under both the approved and proposed Specific Plan, the Project Site would not be zoned for agricultural use nor is the property under the Williamson Act contract. Therefore, significant impacts on a project level would remain less than significant, but the loss of potential farmland would contribute to an impact on farmland on a cumulative basis, which would not result in new impacts or increase the severity of impacts previously identified significant impact as analyzed by EIR No. 470.

c. Would the project cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

EIR No. 470 Finding:

EIR No. 470 identified that there is no land zoned for farming on or near the Project Site. Impacts at a project level were determined to be less than significant. However, on a cumulative basis, the loss of potential farmland was concluded to contribute to a significant and unavoidable impact on farmland.

No Substantial Change from Previous Analysis:

The Project Site is not zoned for agricultural use and as described above the Amendment would not involve any changes to agricultural zoning. The zone change requested by the Project Applicant would rezone the Project Site from SP-343 NorthStar Specific Plan – Planning Area 8 to SP-343 NorthStar Specific Plan – Planning Area 11. There are currently no agriculturally zoned properties within 300 feet of the Project Site. Moreover, as identified by EIR No. 470, there is no land zoned for farming near the Project Site. Therefore, impacts on a project level would remain less than significant, but the loss of potential farmland would contribute to an impact on farmland on a cumulative basis, which would not result in new impacts or increase the severity of impacts previously identified significant impact as analyzed by EIR No. 470.

d. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

EIR No. 470 Finding:

EIR No. 470 identified that the site has been designated for urban level development and not agricultural uses. The loss of potential farmland was concluded to contribute to a significant and unavoidable cumulative impact on farmland. EIR No. 470 stated there were no feasible mitigation measures which would reduce the cumulative impact resulting from the conversion of farmlands to a level of less than significant.

No Substantial Change from Previous Analysis:

The Project Applicant proposes to develop the Project Site previously evaluated for industrial park development to arena event center development. No new on-site or off-site impacts related to agricultural resources would occur. There are no existing agricultural uses within the immediate vicinity of the Project Site, and all areas surrounding the Project Site are planned for development with residential uses and/or the uses as specified by the Approved Specific Plan. Impacts due to the conversion of farmland would not occur on a project level but the loss of potential farmland would contribute to an impact on farmland on a cumulative basis, which would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required in regard to agricultural resources at the project level. Regarding cumulative impacts, EIR No. 470 determined no feasible mitigation measures were available to mitigate this impact. The Project would not result in new impacts or increase the severity of impacts, and no new or modified mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
5. Forest					
<i>Would the project:</i>					
a. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code, Section 12220(g)), timberland (as defined by Public Resources Code, Section 4526), or timberland zoned Timberland Production (as defined by Govt. Code, Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of forest land or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
conversion of forest land to non-forest use?					
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: County of Riverside, *General Plan*, Figure OS-3a, "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas"; Project Application Materials; Riverside County EIR No. 470.

- a. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code, Section 12220(g)), timberland (as defined by Public Resources Code, Section 4526), or timberland zoned Timberland Production (as defined by Govt. Code, Section 51104(g))?*
- b. Would the project result in the loss of forest land or conversion of forest land to non-forest use?*
- c. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?*

EIR No. 470 Finding:

At the time of the certified EIR, Checklist Questions a, b, and c, above, were not included in the CEQA Guidelines Appendix G Checklist and, therefore, analysis was not required. Although EIR No. 470 did not specifically respond to these checklist questions, EIR No. 470 contained enough information about existing conditions and forest land on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project to forest land was readily available to the public. EIR No. 470 identified that the NorthStar Specific Plan Area was zoned Specific Plan 151 (SP 151), Amendment No. 2. The project included the rezoning of the site to Specific Plan 343, for the golf/hotel/clubhouse components as well as the commercial/industrial uses, similar to SP 151, Amendment No. 2, with the addition of residential and timeshare units. The site did not contain any forest or timberland. While EIR No. 470 did not specifically analyze forest land, the NorthStar Specific Plan Area was not zoned for forest or timberland and, thus, the project analyzed in EIR No. 470 would not have

caused the rezoning of forest or timberland, resulted in the loss of forest land, or resulted in the conversion of forest land to non-forest uses.

No Substantial Change from Previous Analysis:

The Project Site does not contain any forest or timberland, and is not zoned for forest resources, nor is it identified as containing forest resources. Also, the Project Site has been subject to disturbance associated with past agricultural uses and is currently mass graded. As the proposed Project includes the Amendment to add Planning Area 11 and develop the Arena, there are no components of the Project that could result in significant impacts, either directly or indirectly, to forest or timberland resources. Therefore, implementation of the proposed Project would not result in any new impacts associated with forest resources or timberland.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified no mitigation measures in regard to forest resources or timberland. As the Project would not result in new impacts or increase the severity of a previously identified significant impact, no new or modified mitigation measures are required.

4.1.3 Air Quality

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
6. Air Quality Impacts					
<i>Would the project:</i>					
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors, which are	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
located within 1 mile of the Project site to substantial pollutant concentrations?					
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: South Coast Air Quality Management District (“SCAQMD”), *Final 2012 Air Quality Management Plan*; California Department of Finance, *E-5 City/County Population and Housing Estimates* (January 1, 2013); California Air Resources Board (CARB), *Air Quality and Land Use Handbook* (2005); Riverside County EIR No. 470; Meridian Consultants, LLC, *Air Quality Study for the Addendum to the NorthStar Specific Plan* (“Air Quality Report,” see **Appendix A**).

Since the time of the certified EIR, Checklist Questions for Section 4.1.3, Air Quality, have been updated in the CEQA Guidelines Appendix G Checklist. To determine whether the proposed Project would result in new impacts or an increase in the severity of previously identified impacts as analyzed by EIR No. 470 on the existing environmental conditions of the NorthStar Specific Plan Area, provided below is an update to the environmental information and analysis of the impacts of the proposed Project using the Checklist Questions from the current CEQA Guidelines Appendix G Checklist.

a. *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

EIR No. 470 Finding:

EIR No. 470 found that short-term impacts to air quality would result from construction activities associated with the NorthStar Specific Plan and long-term impacts to air quality would result from development of residential, commercial, industrial, and business park uses on-site associated with the NorthStar Specific Plan. Specifically, EIR No. 470 concluded that construction under the NorthStar Specific Plan could generate emissions of PM10 above the threshold of significance established by the SCAQMD. The Coachella Valley is in non-attainment for PM10. EIR No. 470 also determined that operation under the NorthStar Specific Plan would generate VOC, NOx, CO, and PM10 emissions exceeding SCAQMD thresholds. EIR No. 470 included mitigation measures to reduce construction and operational emissions. EIR No. 470 determined that with mitigation air quality impacts from the NorthStar Specific Plan project would be less than significant, but cumulative air quality impacts would remain significant and unavoidable. EIR No. 470 also determined that impact significance from growth-related emissions should

not be solely related to the size of the project or the magnitude of its emissions, but instead on whether such growth has been properly anticipated in the air quality planning process. The Coachella Valley is housing rich and jobs poor. EIR No. 470 found that the NorthStar Specific Plan would improve the jobs/housing imbalance within the Coachella Valley and be consistent with general plan and growth assumptions for the area and a statement of overriding considerations with regard to cumulative air quality emissions was adopted by the County Board of Supervisors.

No Substantial Change from Previous Analysis:

As discussed below, the proposed Amendment, which includes the Arena, would result in lower emissions and a reduction in industrial park uses compared to the Approved Specific Plan. Moreover, consistent with EIR No. 470 the proposed Amendment would contribute to improving the jobs/housing imbalance within the Coachella Valley by providing an arena that would generate jobs in an area heavily developed with residential uses. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

- b. Would the project 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?***

EIR No. 470 Finding:

EIR No. 470 found that short-term impacts to air quality would result from construction activities associated with the Approved Specific Plan and long-term impacts to air quality would result from development of residential, commercial, industrial, and business park uses on-site associated with the Approved Specific Plan. Specifically, EIR No. 470 found that construction under the Approved Specific Plan could generate emissions of PM10 above the threshold of significance established by the SCAQMD. EIR No. 470 also concluded would generate VOC, NOx, CO, and PM10 emissions exceeding SCAQMD thresholds. EIR No. 470 included mitigation measures to reduce construction and operational emissions. As summarized above, EIR No. 470 also determined that while the Approved Specific Plan would contribute to significant and unavoidable cumulative air quality impacts, the Approved Specific Plan would improve the jobs/housing imbalance within the Coachella Valley and is consistent with general plan and growth assumptions for the area and a Statement of Overriding Considerations was adopted by the Board of Supervisors with regard to the contribution of the project to cumulative air quality impacts.

No Substantial Change from Previous Analysis:

The proposed modifications to the Approved Specific Plan associated would change the mix of uses allowed within the NorthStar Specific Plan Area.

An Air Quality Report was prepared to assess the potential air quality impacts associated with the proposed Amendment, which includes the Arena, to assess whether the proposed Arena project would result in new or substantially increased air quality impacts beyond what was disclosed in EIR No. 470 for the Approved Specific Plan. The Air Quality Report is provided in **Appendix A** to this Addendum. The report concluded that the implementation of the proposed Project would not result in new or substantially increased air quality impacts beyond what was disclosed by EIR No. 470 as discussed below.

The Air Quality Report concluded that construction of the proposed Project would result in temporary generation of VOC, NOx, CO, SOx, PM10, and PM2.5 emissions from construction activities such as grading, building construction, paving, and application of architectural coatings. Maximum daily emissions of air pollutants during construction of the Project were calculated using CalEEMod. **Table 5: Maximum Arena Construction Emissions** identifies daily emissions that are estimated for peak construction days for each construction year. Based on the modeling, emissions due to construction would not exceed regional VOC, NOx, CO, SOx, PM10, and PM2.5 concentration thresholds. All criteria air pollutants would be below SCAQMD construction thresholds. However, similar to EIR No. 470, the Project would generate excessive emissions of PM10 of which the Coachella Valley is in non-attainment.

**Table 5
Maximum Arena Construction Emissions**

Source	VOC	NOx	CO	SOx	PM10	PM2.5
	pounds/day					
Year 2021	70	53	193	<1	16	6
Year 2022	71	33	99	<1	8	2
Maximum	71	53	193	<1	16	6
SCAQMD Mass Daily Threshold	75	100	550	150	150	55
Threshold exceeded?	No	No	No	No	No	No

Source: CalEEMod.

Notes:

CO = carbon monoxide; NOx = nitrogen oxides; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns; SOx = sulfur oxides; VOC = volatile organic compounds.

Refer to **Appendix A** for Air Quality Report.

Operation of the Project will generate criteria pollutant emissions through vehicle trips traveling to and from the Project Site. In addition, emissions would result from area sources on site, such as natural gas combustion, landscaping equipment, and use of consumer products. The results presented in **Table 6: Maximum Proposed Specific Plan Operational Emissions** are compared to the SCAQMD-established operational significance thresholds.

**Table 6
Maximum Proposed Specific Plan Operational Emissions**

Source	VOC	NOx	CO	SOx	PM10	PM 2.5
	pounds/day					
Area	65	1	68	<1	<1	<1
Energy	2	15	11	<1	1	1
Mobile	56	221	546	2	151	41
Total	123	237	625	2	153	43
SCAQMD Mass Daily Threshold	75	100	550	150	150	55
Threshold exceeded?	Yes	Yes	Yes	No	Yes	No

Source: CalEEMod.

Notes: Totals in table may not appear to add exactly due to rounding in the computer model calculations.

CO = carbon monoxide; NOx = nitrogen oxides; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns; SOx = sulfur oxides; VOC = volatile organic compounds.

Refer to **Appendix A** for Air Quality Report.

It is important to note, emissions presented in **Table 6** include regulatory compliance measures such as compliance with green building standards. Operational emissions would result primarily from passenger vehicles traveling to and from the Project Site. Operational emissions were analyzed for all the land uses proposed under the Amendment, including the proposed Project. As shown in **Table 6**, the operational emissions for the proposed Specific Plan would not exceed the regional SOx or PM2.5 concentration thresholds. However, the operational emissions would exceed the regional VOC, NOx, CO, and PM10, concentration thresholds.

The proposed Project would be subject to the mitigation measures identified in EIR No. 470 related to the reduction of construction and operational emissions. Additionally, the proposed Project would comply with all applicable mandatory SCAQMD rules and regulations. As shown in **Table 5** above, construction of the Project would not exceed any of the SCAQMD thresholds. However, **Table 6** shows that the proposed Specific Plan would exceed the SCAQMD thresholds for VOCs, NOx, CO, and PM10, but would not exceed operational thresholds for SOx or PM2.5. **Table 7: Proposed Specific Plan and Adopted Specific Plan Operational Emissions** compares the total operational proposed Specific Plan emissions and the operational emissions set forth in EIR No. 470 for the adopted Specific Plan. As shown, the proposed Specific Plan land uses would result in lower emissions compared to the adopted Specific Plan land uses disclosed in EIR No. 470. Moreover, consistent with EIR No. 470 the proposed Specific Plan would contribute to improving the jobs/housing imbalance within Coachella Valley by providing an arena that would generate jobs in an area heavily developed with residential uses. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

**Table 7
Proposed Specific Plan and Adopted Specific Plan Operational Emissions**

Source	VOC	NOx	CO	SOx	PM10	PM 2.5
	pounds/day					
Total Proposed Specific Plan	123	237	625	2	153	43
Total Adopted Specific Plan	310	312	3,139	3	366	—
Specific Plan exceeded?	No	No	No	No	No	—

Source: CalEEMod.

Notes: Totals in table may not appear to add exactly due to rounding in the computer model calculations.

CO = carbon monoxide; NOx = nitrogen oxides; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns; SOx = sulfur oxides; VOC = volatile organic compounds.

Refer to Appendix A for Air Quality Report.

c. Would the project expose sensitive receptors, which are located within 1 mile of the Project site to substantial pollutant concentrations?

EIR No. 470 Finding:

EIR No. 470 determined that the land uses that would be allowed by the NorthStar Specific Plan would not generate substantial point source emissions. EIR No. 470 concluded that impacts due to the NorthStar Specific Plan exposing sensitive receptors located within one mile of the site to substantial point source emissions would be less than significant.

No Substantial Change from Previous Analysis:

As discussed above, the Project would not generate emissions to a level that exceeds what is included in EIR No. 470. Moreover, the proposed Project does not include any land uses that would generate substantial point source emissions during operation. As such, the Project would result in similar air quality impacts as EIR No. 470 with regard to exposing sensitive receptors located within 1 mile of the Project Site to substantial pollutant concentrations. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

EIR No. 470 Finding:

EIR No. 470 noted the potential for generation of objectionable odors from diesel equipment during construction. Odors generated during construction and grading were found to be short term and not result in a long-term odorous impact to the surrounding area. Long-term operation odors would only have

the potential to occur from the proposed industrial, commercial, and business land uses. EIR No. 470 noted that the industrial, commercial, and business land uses would require submittal of a Plot Plan which would be reviewed by the County and would be required to implement mitigation for any potential impacts due to toxic substances and hazardous materials. As such, EIR No. 470 determined impacts due to emissions such as those leading to odors would be less than significant. EIR No. 470 concluded that the NorthStar Specific Plan would not expose substantial numbers of people to objectionable odors, and impacts were determined to be less than significant.

No Substantial Change from Previous Analysis:

Consistent with the analysis in EIR No. 470, the Project could generate intermittent and temporary objectionable odors from diesel equipment during construction. Mandatory compliance with SCAQMD Rule 1113 would limit the amount of VOCs in architectural coatings and solvents. According to SCAQMD, while almost any source may emit objectionable odors, some land uses are more likely to produce odors because of their operation. Land uses more likely to produce odors include agriculture, chemical plants, composting operations, dairies, fiberglass molding manufacturing, landfills, refineries, rendering plants, rail yards, and wastewater treatment plants. The Project does not include any land uses that are likely to produce odors. Therefore, objectionable odors would not be emitted by the proposed Project. Additionally, the proposed Project would reduce the amount of industrial uses within the NorthStar Specific Plan to accommodate new Planning Area 11 and the Arena. As the proposed Project would reduce the amount of industrial park square footage (from 1,200,000 square feet to 381,035 square feet), the amount of potential objectionable odors generated from the industrial uses would be reduced. As such, impacts related to objectionable odors generated by the Project would not be greater than was evaluated in EIR No. 470.

Any unforeseen odors generated by the Project will be controlled in accordance with SCAQMD Rule 402. As previously noted, Rule 402 prohibits the discharge of air contaminants that harm, endanger, or annoy individuals or the public; endanger the comfort, health or safety of individuals or the public; or cause injury or damage to business or property. Failure to comply with Rule 402 could subject the offending facility to possible fines and/or operational limitations in an approved odor control or odor abatement plan. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to air quality. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval, as appropriate.

Construction Mitigation

- AQ-1** Develop a dust control program to supplement the routine watering that constitutes CVBACMs in excess of any minimum SCAQMD Rule 403 and 403.1 requirements. CVBACMs that may be adopted and integrated into an enhanced dust control program include, but are not limited to, hydroseeding previously disturbed areas, adding chemical binders or surfactants to increase the effectiveness of watering, early paving or chip sealing of roads, enforcing reduced travel speeds (15 mph) on unpaved surfaces and/or using sand fences and perimeter sandbags. A Fugitive Dust Control Plan for grading the NorthStar SP 343 project is required. The plan would identify the "normal" dust control practices, "after- hour" controls, bulk material track-out, clean-up, long-term stabilization, soil import/export control measures, and site signage. If the disturbed surface area exceeds 50 acres, an Environmental Observer shall be retained and available to be on-site within 30 minutes, day or night.
- AQ-2** Minimize construction interference with regional non-project traffic movement. Measures recommended for inclusion are:
- a. Scheduling receipt of construction materials to non-peak travel periods.
 - b. Routing construction traffic through areas of least impact sensitivity.
 - c. Limiting lane closures and detours to off-peak travel periods.
 - d. Providing ride-share incentives for contractor and subcontractor personnel.
- AQ-3** Reduce "spill-over" effects by preventing soil erosion, washing vehicles entering public roadways from dirt off-road project areas, and washing/sweeping project access to public roadways on an adequate schedule.
- AQ-4** Require emissions control from on-site equipment through a routine mandatory program of low-emissions tune-ups, and soot filters on diesel-fueled equipment, where feasible.
- AQ-5** Utilize alternative-fueled or "green diesel" fueled construction equipment if use of such equipment will not adversely affect the project schedule or economics. A report of the availability of such equipment shall be submitted in conjunction with the grading application to determine to what extent the cleaner equipment objective will be met by this project.
- AQ-6** Enforce a speed limit of 15 mph on any unpaved surface.

AQ-7 Limit grading/soil disturbance to as small an area as practical at any one time not to exceed 15 acres on any given day.

AQ-8 Limit the application of paints and coating to average no more than the equivalent of two dwelling units per day over the project build-out lifetime using the most currently available low-VOC paint.

Operational Mitigation

AQ-9 Recommended developer-sponsored measures include the following:

1. Provide an attractive pedestrian environment.
2. Incorporate bicycle trails and interconnections.
3. Build homes that exceed minimum Statewide energy construction requirements.
4. Include residential design features that encourage trip elimination or trip diversion to alternative transportation:
 - a. Pre-wired for various telecommunications systems for in-home offices
 - b. Pre-wired for 220V electric vehicle and golf cart charging systems.
5. Provide preferential parking spaces for employee carpools and vanpools.
6. Schedule truck deliveries and pickups for off-peak hours where feasible.

4.1.4 Biological Resources

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
7. Wildlife & Vegetation					
<i>Would the project:</i>					
a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have a substantial adverse effect on any	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?					
f. Have a substantial adverse effect on 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Coachella Valley Multi-Species Habitat Conservation Plan; Riverside County EIR No. 470; ELMT Consulting, *Imperial Irrigation District Distribution Line Extension, City of Palm Desert, Riverside County, California, Habitat Assessment Coachella Valley Multiple Species Habitat Conservation Plan Consistency Analysis* ("Biological Resources Report," **Appendix I**); Coachella Valley MSHCP, Coachella Valley Multiple Species Habitat Conservation Plan Fact Sheet, website; WCVAP.

a. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State conservation plan?*

EIR No. 470 Finding:

EIR No. 470 identified that the Coachella Valley Multi-Species Habitat Conservation Plan (MSHCP) had not been adopted at the time of certification of EIR No. 470 and approval of the NorthStar Specific Plan. The Specific Plan area is covered in the Thousand Palms Conservation Area section of the MSHCP; however,

the site is not within a conservation area, core habitat, other conserved habitat, or conservation land use area. The Specific Plan area is adjacent to the Thousand Palms Conservation Area which means that the adjacency guidelines apply. The site is adjacent to the Coachella Valley Preserve.

The evaluation in EIR No. 470 found that except for adjacency issues where the Specific plan area abuts the Conservation Area, there are no MSHCP enforcement provisions that are applicable to the project. In addition, a biological impact assessment was performed that substantiated that the property does not have significant biological resources. Evaluation concluded that the project meets the adjacency guidelines and no significant impact on the Conservation Area from project development would occur.

No Substantial Change from Previous Analysis:

The MSHCP was approved subsequent to certification of EIR No. 470 and received its California State incidental take permit in September 2008 and its federal incidental take permit in October 2008. A major amendment was completed in August 2016 to include the City of Desert Hot Springs and Mission Springs Water District in the MSHCP.⁷ The MSHCP specifies conservation criteria for portions of the County that are identified for conservation as part of the MSHCP. The Project Site is not located within any MSHCP conservation cells, indicating that the site is not designated for conservation under the plan. Although the Project Site is not designated for conservation under the MSHCP, all lands within the MSHCP plan area are required to demonstrate compliance with all other terms of the MSHCP.

Onsite Improvements

The mandatory compliance of the Project with applicable MSHCP requirements would ensure that the addition of Planning Area 11 and the development of the Arena would not result in any new significant impacts to sensitive plant or wildlife species, and impacts would be less than significant. Moreover, the proposed Project would be fully consistent with the MSHCP requirements, and no new or substantially increased impacts associated with MSHCP compliance would occur as a result of the proposed Project. The addition of Planning Area 11 to the Specific Plan would not increase the intensity of development acres within the Specific Plan beyond what was evaluated in EIR No. 470, and all areas subject to physical impact as part of the proposed Project are fully consistent with what was assumed in EIR No. 470. Additionally, the Project Site is currently mass graded and has been continuously graded since the adoption of EIR No. 470 and the NorthStar Specific Plan. It is assumed no biological resources exist on the Project Site due to this constant disturbance. As such, impacts associated with biological resources would be similar to those identified in EIR No. 470.

7 Coachella Valley MSHCP, Coachella Valley Multiple Species Habitat Conservation Plan Fact Sheet, website: <https://cvmshcp.org/doc/Fact%20Sheet%20CVMSHCP.pdf>, accessed February 2, 2021.

There are no other Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or State conservation plans applicable to the project area. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Offsite Improvements

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from improvements to these existing facilities. Additionally, as part of the Project, a 1,600-foot extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit would be installed to connect these two existing lines. The construction area along this straight route would be approximately 40 feet in width, outside of, but adjacent to, the Coachella Valley Preserve. This area is disturbed by existing dirt roads. A biological resources survey and report (Biological Resources Report) was prepared to determine whether the construction and operation of this improvement would result in substantial adverse effects to biological resources. As a Covered Activity located outside designated conservation areas, construction of the off-site improvements is expected to implement the applicable avoidance, minimization, and mitigation measures described in Section 4.4 of the Coachella Valley MSHCP.⁸ With implementation of applicable avoidance and minimization measures identified in EIR No. 470, land use agency guidelines, and the MSHCP requirements, the off-site improvements would be fully consistent with the biological goals and objectives of the MSHCP. Mitigation Measure **WR-14** from EIR No. 470 requires utilities to be underground, especially along the common boundary between the Preserve and the NorthStar Specific Plan Area. Thus, this mitigation measure applies to utility improvements within the NorthStar Specific Plan Area. These off-site improvements required by the IID are not contiguous to or within the NorthStar Specific Plan Area. Additionally, IID improvements within the NorthStar Specific Plan Area would be underground consistent with this mitigation measure.

Therefore, implementation of the proposed Project, both on-site and off-site, would not conflict with the provisions of an adopted conservation plan, and would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

⁸ See Appendix I.

- b. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?*
- c. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service?*

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan would have no impact on fish and wildlife, including the Coachella Valley Fringe-Toed Lizard. The NorthStar Specific Plan Area is located next to the Coachella Valley Preserve which was specifically established to protect the Coachella Valley Fringe-Toed Lizard, as well as other species. EIR No. 470 determined that no sensitive plant species were located or expected to occur on the NorthStar site. However, EIR No. 470 concluded that with implementation of mitigation measures impacts would be reduced to less than significant.

No Substantial Change from Previous Analysis:

Onsite Improvements

Implementation of the proposed Project would not result in the removal of habitat with the potential to support candidate, sensitive, or special status species. Due to the previous grading and continual disturbance from the import and placement of fill, the Project Site is not suitable habitat for biological resources and native resident, or migratory fish or wildlife species. Additionally, it is located at the southern end of the NorthStar Specific Plan Area. The existing golf course to the north creates a buffer between the Project Site and the Coachella Valley Preserve.

For these reasons, impacts would be less than significant. Therefore, the addition of Planning Area 11 and the development of the Arena would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Offsite Improvements

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from improvements to these existing facilities. Additionally, as part of the Project, a 1,600-foot extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit would be installed to connect these two existing lines. The construction area along this straight route

would be approximately 40 feet in width, outside of, but adjacent to the Coachella Valley Preserve. This area is disturbed by existing dirt roads. A biological resources survey and report (Biological Resources Report; **Appendix I**) was prepared to determine whether the construction and operation of this improvement would result in substantial adverse effects to biological resources. No impacts to special-status plant or wildlife species are expected to occur due to the off-site improvements. With implementation of regulatory compliance with MBTA, MSHCP, and CDFW Fish and Game Code, a pre-construction nesting bird clearance survey, no impacts to loggerhead shrike, black-tailed gnatcatcher, Cooper's hawk, sharp-shinned hawk, California horned lark, prairie falcon are expected to occur. Coachella Valley fringe-toed lizard, Coachella giant sand treader cricket, Palm Springs pocket mouse, and Coachella Valley round-tailed ground squirrel are covered species under the MSHCP and no further surveys will be required. Utility line is proposed adjacent to fringe-toed lizard habitat/Conservation Area (see Figure 4, Appendix I); mitigation measures were previously identified in the EIR and would continue to apply. As discussed above, Mitigation Measure **WR-14** from EIR No. 470 requires utilities to be underground, especially along the common boundary between the Preserve and the NorthStar Specific Plan Area. Thus, this mitigation measure applies to utility improvements within the NorthStar Specific Plan Area. These off-site improvements required by the IID are not contiguous to or within the NorthStar Specific Plan Area. Additionally, IID improvements within the NorthStar Specific Plan Area would be underground consistent with this mitigation measure.

Further, due to the limited scope of work, and small footprint, if present, the adjacent habitats provide suitable refuge habitat for these species to temporarily move into.

Therefore, implementation of the proposed Project, both on-site and off-site, would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

d. Would the project 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?

EIR No. 470 Finding:

Although EIR No. 470 did not specifically address this subject, EIR No. 470 contained enough information about existing conditions and biological resources present on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about NorthStar's potential effect to migratory wildlife was readily available to the public. EIR No. 470 stated no native habitat existed prior to development and none will be on site after construction. Except for the golf course, landscaping on site would be generally indigenous to the desert environment and be both drought and heat tolerant. Irrigation will be the minimum necessary to adequately keep the vegetation alive and in an attractive condition. The golf course

was designed to minimize turf areas to the minimum to provide for tee and landing areas and greens. Landscaping outside of those areas contain desert compatible vegetation. EIR No. 470 identified that provision of an adequate buffer would maintain the integrity and functions of the Preserve. A 50-foot buffer strip between the golf course playable areas and the Preserve boundary was included in the design of the golf course. Within the buffer would be an access road that provides ingress and egress for golf course maintenance staff and personnel for the Preserve. EIR No. 470 concluded that implementation of mitigation measures would reduce impacts related to biological resources to less than significant. These mitigation measures include no use of chemical controls for weeds or animals within 100 feet of the Preserve boundary, providing a diagram of proposed plant species for landscaping use to the Preserve, limits on tree heights within 100 feet of the Preserve boundary, boundary fencing along the Preserve, informational signs about the Preserve, site lighting directed downward, prohibiting domestic cats and dogs present at the Project Site, contact with the Preserve management staff prior to any special event on the golf course, granting access to Preserve staff to the Project Site for bird of prey control, consulting the Preserve staff before releasing water on the Preserve, and utilities along the common boundary between the Preserve and the NorthStar Specific Plan Area be underground.

No Substantial Change from Previous Analysis:

Onsite Improvements

The Project Site has been previously disturbed by grading and the import and placement of fill dirt over time. Due to this activity, the site does not contain suitable habitat supporting the migration of native resident, or migratory fish or wildlife species. The Project Site does not contain migratory wildlife corridor areas or wildlife nursery sites. The Project Site is located south of the golf course and the existing buffer between the golf course and the Preserve boundary would remain. Furthermore, the Project would incorporate landscaping that would be drought tolerant in accordance with applicable regulations and shown in **Figure 9**. Therefore, the proposed Project would not result in any impacts to wildlife movement corridors. The addition of Planning Area 11 and the development of the Arena would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Offsite Improvements

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from improvements to these existing facilities. Additionally, as part of the Project, a 1,600-foot extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit

would be installed to connect these two existing lines. The construction area along this straight route would be approximately 40 feet in width, outside of, but adjacent to the Coachella Valley Preserve. This area is disturbed by existing dirt roads. A biological resources survey and report (Biological Resources Report) was prepared to determine whether the construction and operation of this improvement would result in substantial adverse effects to biological resources. Implementation of the off-site improvements will not disrupt or have any adverse effects on any migratory corridors or linkages in the surrounding area. Additionally, pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.3, 3511, and 3513 of the California Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs), the proposed Project would be required to protect nesting birds. Regulatory compliance with the MBTA and California Fish and Game Code would require a pre-construction clearance survey for nesting birds be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction if it occurs between February 1 and August 31. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a 300-foot buffer around the active nest. For listed and raptor species, this buffer should be expanded to 500 feet. A biological monitor should be present to delineate the boundaries of the buffer area and monitor the active nest to ensure that nesting behavior is not adversely affected by construction activities. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur. As discussed in response to Checklist Question a, Mitigation Measure **WR-14** from EIR No. 470 requires utilities to be underground, especially along the common boundary between the Preserve and the NorthStar Specific Plan Area. Thus, this mitigation measure applies to utility improvements within the NorthStar Specific Plan Area. These off-site improvements required by the IID are not contiguous to or within the NorthStar Specific Plan Area. Additionally, IID improvements within the NorthStar Specific Plan Area would be underground consistent with this mitigation measure.

Therefore, implementation of the proposed Project, would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Therefore, it is not anticipated that the Project, both on-site and off-site, would result in impacts to wildlife movement corridors. Implementation of the proposed Project, both on-site and off-site, would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

- e. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- f. Would the project have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

EIR No. 470 Finding:

As summarized above, EIR No. 470 identified that the NorthStar Specific Plan Area has been extensively altered from a natural state and is located outside the Conservation Areas identified in the draft MSHCP. There are no other Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or State conservation plans applicable to the NorthStar Specific Plan Area. Impacts were determined to be less than significant with mitigation.

No Substantial Change from Previous Analysis: Onsite Improvements

The MSHCP defines riparian/riverine areas as lands which contain habitat dominated by trees, shrubs, persistent emergent mosses and lichens, which occurs close to or which depend upon soils moisture from a nearby freshwater source; or areas with fresh water flow during all or a portion of the year. The MSHCP defines vernal pools as seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetland indicators or hydrology and/or vegetation during the drier portion of the growing season. Areas demonstrating characteristics described above which are artificially created, are not included in these definitions, except for wetlands created for the purpose of providing wetlands habitat or resulting from human actions to create open waters or from the alteration of natural stream courses.

The addition of Planning Area 11 to the NorthStar Specific Plan would not result in substantial impacts to federal wetlands, riparian habitats or other sensitive natural communities because the Project Site is not within a Conservation Area as identified by the MSHCP. As a result, no riparian/riverine resources under the MSHCP are present and no impact to MSHCP riparian/riverine resources would occur. No vernal or seasonal pools under the MSHCP are present within the Project Site and no impact to riparian/riverine resources or vernal or seasonal pools would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Offsite Improvements

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from improvements to these existing facilities. Additionally, as part of the Project, a 1,600-foot extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit would be installed to connect these two existing lines. The construction area along this straight route would be approximately 40 feet in width, outside of, but adjacent to the Coachella Valley Preserve. This area is disturbed by existing dirt roads. A biological resources survey and report (Biological Resources Report) was prepared to determine whether the construction and operation of this improvement would result in substantial adverse effects to biological resources. No jurisdictional drainage and/or wetland features were observed within the proposed distribution alignment during the field survey. No special-status natural communities were observed within the boundaries of the proposed distribution alignment. Therefore, no special-status natural communities or federal wetlands will be impacted by the off-site improvements. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

g. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

EIR No. 470 Finding:

At the time of the certified EIR, Checklist Question g, above, was not included in the CEQA Guidelines Appendix G Checklist and, therefore, analysis was not required. Although EIR No. 470 did not specifically respond to this checklist question, EIR No. 470 contained enough information about existing conditions and policies and ordinances protecting biological resources for the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project to biological resources was readily available to the public. EIR No. 470 did not identify any conflicts with any local policies or ordinances protecting biological resources. As such, EIR No. 470 concluded impacts would be less than significant.

No Substantial Change from Previous Analysis:

Aside from the MSHCP, the only local policies/ordinances protecting biological resources within the Project area are the Riverside County Oak Tree Management Guidelines, which require surveys of individual trees and the minimization and/or avoidance of oak trees where feasible, and the Western Coachella Valley Area Plan (WCVAP) which includes policies protecting biological resources through adherence to the MSHCP. The proposed Project would result in changes to the distribution of land uses

within the Planning Areas subject to the proposed project to add Planning Area 11 which would include the Arena. It would not include any new areas of impact that were not considered as part of EIR No. 470. Under the existing conditions, the Project Site consists of disturbed habitat types, and does not contain any oak trees subject to the Oak Tree Management Guidelines. As such, the project has no potential to conflict with the Oak Tree Management Guidelines and is consistent with the WCVAP. There are no other ordinances or policies addressing biological resources that apply to the proposed project. Accordingly, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to biological resources. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions the approval, as appropriate.

- WR-1** No use of chemical controls for weeds or animals within 100 feet of the preserve boundary.

- WR-2** A diagram of plant species proposed for landscaping use is to be presented to the manager of the Coachella Valley Preserve 120 days prior to planting. This will allow the preserve manager to make recommendations regarding species selection and placement prior to actual planting. The objective is to prevent the accidental introduction of exotic and invasive plant species into the preserve.

- WR-3** No additional trees over fifteen feet in height shall be planted within 100 feet of the preserve boundary. This shall avoid unnatural perches from which avian predators can prey upon sensitive animal species.

- WR-4** Boundary fencing shall allow for the movement of animals on and off the preserve.

- WR-6** Informational signs shall be posted at 50-yard intervals informing Project site users as to the purpose and fragile nature of the preserve.

- WR-7** Since night lighting can interfere with the nocturnal hunting activities of native fauna, the Project site lighting is to be directed toward the ground and away from the Preserve.

- WR-8** Domestic cats and dogs shall not be allowed on the Project site at any time. Stray pets, particularly cats, can prey upon small animals including the Coachella Valley fringe-toed lizard.

- WR-9** Prior to any special event on the golf course that is expected to attract large crowds, the Coachella Valley Preserve management staff shall be contacted with regard to crowd control, press and media control, equipment placement and other issues regarding the operations of the event.
- WR-10** The NorthStar project shall grant permission to the Coachella Valley Preserve staff to enter the NorthStar property for the purpose of bird of prey control.
- WR-12** Except in the case where flood waters pose a threat to life or property, no water will be released onto Coachella Valley Preserve property without first consulting the Preserve staff.
- WR-14** All utilities shall be underground, especially along the common boundary between the Preserve and NorthStar.

4.1.5 Cultural Resources

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
8. Historic Resources					
<i>Would the project:</i>					
a. Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Application Materials; Riverside County EIR No. 470; Statistical Research Inc., *Phase 1 Cultural Resources Assessment of a 1,600-Foot Extension of the Imperial Irrigation District Distribution Line in Support of the Coachella Valley Arena Project, near Thousand Palms, Riverside County, California* ("Cultural Resources Technical Report," Appendix J).

a. *Would the project alter or destroy an historic site?*

b. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?*

EIR No. 470 Finding:

EIR No. 470 did not identify any historic sites within the NorthStar Specific Plan Area and concluded there was no potential for impacts to historic resources.

No Substantial Change from Previous Analysis:

No historic resources have been identified within the Project Site. Therefore, there would be no impacts to historic resources or sites as a result of the proposed Project, and the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 determined that no mitigation measures were required related to historic resources. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
9. Archaeological Resources					
<i>Would the project:</i>					
a. Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Application Materials; Riverside County EIR No. 470; Statistical Research Inc., *Phase 1 Cultural Resources Assessment of a 1,600-Foot Extension of the Imperial Irrigation District Distribution Line in Support of the Coachella Valley Arena Project, near Thousand Palms, Riverside County, California* ("Cultural Resources Technical Report," Appendix J).

- a. *Would the project alter or destroy an archaeological site?*
- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?*

EIR No. 470 Finding:

A Phase I Cultural Resources Assessment was conducted in 1998. No archaeological resources were observed within the boundaries of the NorthStar Specific Plan Area during the field survey. EIR No. 470 determined that, given the possibility of discovering subsurface resources during grading activities, archaeological monitoring during grading activities should be required. Additionally, as a response to the Notice of Preparation, the Agua Caliente Band of Cahuilla Indians, as well as others local tribes, were notified of the intent to prepare the certified EIR for the NorthStar Specific Plan Area. As a result of the comments provided by the Agua Caliente Band of Cahuilla Indians and mitigation measures contained in the Cultural Resources study prepared for the EIR, a mitigation measure was included to monitor ground disturbance. With implementation of the mitigation contained in EIR No. 470, impacts were determined to be less than significant.

No Substantial Change from Previous Analysis:

Onsite Improvements

Although the Project Site has been subject to previous disturbance since the certification of EIR No. 470 and adoption of the NorthStar Specific Plan, there is a potential for grading and excavation activities to disturb native soil not previously disturbed. The floor of the proposed Arena would be approximately 25 feet below ground. The proposed Project would be required to implement the previously identified mitigation measures that were identified and EIR No. 470, including mitigation measures that would require retaining an archaeologist and Native American monitor to watch for cultural and paleontological resources during grading, an Agua Caliente tribe approved cultural resources monitor during grading, an archaeologist for consultation and comment on the proposed grading prior to the issuance of grading permits, and no further disturbance until notification to the County Coroner and determination has been made by the County Coroner if human remains are encountered.

Offsite Improvements

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from

improvements to these existing facilities. Additionally, as part of the Project, a 1,600-foot extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit would be installed to connect these two existing lines. The construction area along this straight route would be approximately 40 feet in width, outside of, but adjacent to the Coachella Valley Preserve. This area is disturbed by existing dirt roads. A cultural resources survey and report (Cultural Resources Report) was prepared to determine whether the construction and operation of this improvement would result in substantial adverse effects to cultural resources. According to the survey, no previously recorded resources had been identified within the area identified for the off-site improvements or the ½ mile records search buffer.

Site assessments did not identify any prehistoric or historical-period artifacts or features within the off-site improvements area. Much of the surface within the area has been affected by off-highway vehicle traffic, as well as road-surface grading. Although the surface exhibited general disturbance from vehicle traffic, geoarchaeological studies of the off-site improvements area indicated that it has a moderate sensitivity for buried cultural resources. As such, potential cultural resources could be present just under the ground surface. Therefore, the proposed Project would be required to implement the previously identified mitigation measures that were identified in EIR No. 470, including mitigation measures that would require retaining an archaeologist and Native American monitor to watch for cultural and paleontological resources during grading, an Agua Caliente tribe approved cultural resources monitor during grading, an archaeologist for consultation and comment on the proposed grading prior to the issuance of grading permits.

Implementation of mitigation measures would result in less than significant impacts, both on site and off site, and would not result in any new impacts or increase in the severity of a previously identified significant impact of archaeological resources beyond that which was evaluated and mitigated in the certified EIR.

c. Would the project disturb any human remains, including those interred outside of formal cemeteries?

EIR No. 470 Finding:

As discussed above, EIR No. 470 included mitigation measures requiring an Agua Caliente tribe approved cultural resources monitor during grading and no further disturbance until notification to the County Coroner and determination has been made by the County Coroner if human remains are encountered. With implementation of these mitigation measures, impacts on cultural resources were determined to be less than significant.

No Substantial Change from Previous Analysis:

No human remains have been identified on-site during past archaeological investigations. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. If human remains are unearthed during construction of both on site and off-site improvements, the construction contractor would be required by law to comply with California Health and Safety Code, Section 7050.5, "Disturbance of Human Remains." According to Section 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the Coroner recognizes the human remains to be those of a Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations for preferences for treatment within 48 hours of being granted access to the site. According to Public Resources Code Section 5097.94(k), the NAHC is authorized to mediate disputes arising between landowners unknown descendants relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials. With mandatory compliance to California Health Safety Code Section 7050.5 and Public Resources Code Section 5097.98, any potential impacts to human remains, including human remains of Native American descent, both on site and off site would be less than significant with implementation of mitigation measures. Therefore, impacts to human remains are determined to be less insignificant and the Project would not substantially increase the severity of impacts previously identified in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to cultural resources. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions the approval, as appropriate.

CPR-1 Grading shall be observed by a qualified archaeological and Native American monitor to watch for cultural and paleontological resources. Shall a subsurface resource be encountered during grading operations, the grading shall be halted and diverted from the area and a qualified archaeologist shall be contacted to determine whether or not the find is significant and warrants testing.

- CPR-2** In addition to a qualified archaeological monitor, an approved cultural resources monitor shall be retained. The monitor may request that destructive construction halt and the monitor shall notify a qualified archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer, County Historic Preservation Officer and the Agua Caliente Cultural Resource Coordinator. This monitor shall be selected by the Agua Caliente tribe, from a list of approved monitors from the Native American Heritage Commission.
- CPR-3** Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land developer for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Shall the archeologist, after consultation with the appropriate Native American tribe(s) find that potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, Native American observer(s), and the excavation and grading contractor shall take place. During grading operations, the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer(s) shall actively monitor all project related grading and construction and, when deemed necessary in the professional opinion of the retained archaeologist and the Native American Observer(s) shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources.
- CPR-4** Prior to the issuance of grading permits, the NAME, ADDRESS, and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the Building and Safety Grading Division. If the retained archaeologist, after consultation with the appropriate Native American(s), finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.
- CPR-5** If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of the origin and disposition pursuant to Public Resource Code Section 5097.98. The County Coroner shall be notified immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission, which shall determine and notify the appropriate Native American Tribe who is the most likely descendent. The descendent shall inspect the site of the discovery and make recommendations as to the appropriate mitigation. After the recommendations have been made, the land divider, Native American Tribal representative(s), and the County

representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

4.1.6 Energy

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
10. Energy					
<i>Would the project:</i>					
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County EIR No. 470.

At the time of the certified EIR, Section 4.1.6, Energy, and Checklist Questions a and b, above, were not included in the CEQA Guidelines Appendix G Checklist and, therefore, analysis was not required. Although EIR No. 470 did not specifically respond to these checklist questions, EIR No. 470 discussed the NorthStar project's energy consumption and impacts. Thus, EIR No. 470 contained enough information about existing conditions and energy on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project to energy was readily available to the public.

- a. Would the project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*
- b. Would the project conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?*

EIR No. 470 Finding:

EIR No. 470 identified that development of the NorthStar Specific Plan site would increase energy consumption as compared to the uses that were existing on-site; however, the energy consumption levels associated with the NorthStar Specific Plan project were not expected to exceed typical requirements for similar urban developments. As such, EIR No. 470 concluded that energy impacts would be less than significant.

No Substantial Change from Previous Analysis:

In 2019, the California Office of Planning and Research (OPR) provided comprehensive updates to the CEQA Guidelines. With this, several text revisions to the Appendix G Checklist were made, including the addition of the Energy section.

The Project would not conflict with any adopted energy conservation plans. The Project would be developed in conformance with all applicable energy conservation regulations including but not limited to Title 24 energy conservation standards. The Project would be constructed to achieve the building energy efficiency standards set forth in the California Code of Regulations Title 24 requirements in effect at the time of building permit issuance, as required pursuant the mitigation measures from EIR No. 329. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. Additionally, the Project would not result in an increase in the number of dwelling units or building intensity within the NorthStar Specific Plan. Furthermore, the Arena would include solar panel construction and operation consisting of a 600-kilowatt direct current (KWDC) solar photovoltaic array approximately 50,000 square feet atop the pedestrian walkway along the northeastern boundary of the Project Site and parking lot to provide power to the Arena and shade to pedestrians. The solar panels would generate at least 20 percent of the Arena's energy demand consistent with provision R2-CE1: Clean Energy in the Riverside County Climate Action Plan.⁹

It should also be noted that current regulations for energy conservation are much stricter than the regulations adopted at the time EIR No. 470 was adopted in 2006. As a result, the Project would result in a decreased energy demand as compared to what was evaluated for the Project Site in EIR No. 470.

⁹ County of Riverside Climate Action Plan Update, November 2019.

Accordingly, the Project's impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during Project construction and operation would be less than significant. Therefore, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified no mitigation measures in regard to energy. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

4.1.7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones					
<i>Would the project:</i>					
a. Be subject to 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: WCVAP, Figure 13, "Western Coachella Valley Area Plan Seismic Hazards"; Riverside County EIR No. 470; Leighton Consulting, Inc., *Geotechnical Exploratory Report and Addendum to Geotechnical Exploration Report* (see **Appendix B1** and **B2**, respectively).

Since the time of the certified EIR, Checklist Questions for Section 4.1.7, Geology and Soils, have been updated in the CEQA Guidelines Appendix G Checklist. To determine whether the proposed Project would result in new impacts or an increase in the severity of previously identified impacts as analyzed by EIR No. 470 on the existing environmental conditions of the NorthStar Specific Plan Area, provided below is an update to the environmental information and analysis of the impacts of the proposed Project using the Checklist Questions from the current CEQA Guidelines Appendix G Checklist.

- a. Would the project be subject to 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?*

EIR No. 470 Finding:

EIR No. 470 identified that the Project Site is not located in any Alquist-Priolo special study zones and there are no faults mapped through or adjacent to the project area. Fault rupture would most likely occur along previously established traces; however, fault rupture may occur at other locations not previously mapped. For this reason, EIR No. 470 identified a mitigation measure requiring the project to comply with the criteria in the Uniform Building Code (UBC). With implementation of mitigation, EIR No. 470 determined that impacts would be less than significant.

No Substantial Change from Previous Analysis:

Although the Project Site is not located within a Alquist-Priolo special study zone, the San Andreas Fault Zone (SAFZ), particularly, the San Andreas South Branch is located immediately north of the Project Site.¹⁰ This fault is approximately less than a mile away from the Project Site. However, the proposed modifications to the NorthStar Specific Plan associated with the addition of Planning Area 11 and development of the Arena would not increase the intensity of development acres within the Specific Plan.

In addition, a site specific Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report was prepared for the Project Site to assess the potential for geology and soil impacts and confirm that the potential impacts from implementing the additional Planning Area and the Arena would not result in new or substantially increased impacts associated with geology and soils compared to those identified in EIR No. 470.

Design of the Project would be performed in accordance with all applicable current codes and standards utilizing the appropriate seismic design parameters to reduce seismic risk as defined by California Geological Survey (CGS) Chapter 2 of Special Publication 117A. The 2019 edition of the California Building Code (CBC) is the current edition of the code. Through compliance with these regulatory requirements and the utilization of appropriate seismic design parameters selected by the design professionals, potential effects relating to seismic shaking would be reduced.

Additionally, the proposed Project would be subject to the mitigation measures identified in EIR No. 470, which would ensure the mandatory adherence to California Building Standards Code (CALGreen) requirements as well as compliance with the recommendations of the Geotechnical Exploratory Report

¹⁰ See Appendix B1.

and Addendum to the Geotechnical Exploratory Report. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impacts as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

No new mitigation measures beyond those identified in EIR No. 470 are required; however, applicable mitigation measures from EIR No. 470 would continue to apply to the proposed Project. EIR No. 470 mitigation measure that is applicable to the proposed project is provided below.

SS-13 Expansion: The design of foundations shall be based on the weighted expansion index (UBC Standard) of the soil. As stated in the soil properties section, the preliminary expansion index of the on-site soil is in the very low (0-19) classification. However, during site preparation, if the soil is thoroughly mixed and additional fill is added, the expansion index may change. Therefore, the expansion index shall be evaluated after the site preparation has been completed, and the final foundation design adjusted accordingly.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
12. Liquefaction Potential Zone					
<i>Would the project:</i>					
a. Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: WCVAP, Figure 13, “Western Coachella Valley Area Plan Seismic Hazards”; Riverside County EIR No. 470; Leighton Consulting, Inc., *Geotechnical Exploratory Report and Addendum to Geotechnical Exploration Report* (see **Appendix B1** and **B2**, respectively).

a. Would the project be subject to seismic-related ground failure, including liquefaction?

EIR No. 470 Finding:

EIR No. 470 determined liquefaction was not anticipated on-site due to the depth of groundwater and because no free groundwater was discovered during the exploratory borings. EIR No. 470 concluded impacts would be considered less than significant.

No Substantial Change from Previous Analysis:

The Project Site is not located within a County of Riverside liquefaction susceptibility zone.¹¹ Due to the absence of shallow groundwater, the potential for liquefaction induced settlement is not considered a geologic hazard on this site. The potential for dynamic-induced dry settlement due to ground shaking does exist on this site due to potential densification in the underlying sand. The Project would comply with the recommendations proposed in the Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report and CBC compliance. Impacts related to seismic-related ground failure, including liquefaction would be less than significant. Implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impacts as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required related to liquefaction. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
13. Ground-Shaking Zone					
<i>Would the project:</i>					
a. Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: WCVAP, Figure 15, “Western Coachella Valley Area Plan Slope Instability”; Riverside County EIR No. 470; Leighton Consulting, Inc., *Geotechnical Exploratory Report and Addendum to Geotechnical Exploration Report* (see **Appendix B1** and **B2**, respectively).

a. Would the project be subject to strong seismic ground shaking?

EIR No. 470 Finding:

EIR No. 470 identified that strong seismic ground shaking is most likely to affect the site during the life of the intended structure. However, EIR No. 470 included mitigation measures requiring compliance with the CBC to reduce potential impacts from seismic ground shaking to less than significant.

¹¹ See Appendix B1.

No Substantial Change from Previous Analysis:

Strong ground shaking can be expected at the site during moderate to severe earthquakes in the region. As discussed above, the design of the Project would conform with all applicable current codes and standards utilizing the appropriate seismic design parameters to reduce seismic risk as defined by California Geological Survey (CGS) Chapter 2 of Special Publication 117A. Through compliance with these regulatory requirements and the utilization of appropriate seismic design parameters selected by the design professionals, potential effects relating to seismic shaking would be reduced. Impacts related to strong seismic ground shaking would be less than significant. Implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impacts as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

No new mitigation measures beyond those identified in EIR No. 470 are required; however, applicable mitigation measures from EIR No. 470 would continue to apply to the proposed Project. EIR No. 470 mitigation measure that is applicable to the proposed project is provided below.

SS-13 Expansion: The design of foundations shall be based on the weighted expansion index (UBC Standard) of the soil. As stated in the soil properties section, the preliminary expansion index of the on-site soil is in the very low (0-19) classification. However, during site preparation, if the soil is thoroughly mixed and additional fill is added, the expansion index may change. Therefore, the expansion index shall be evaluated after the site preparation has been completed, and the final foundation design adjusted accordingly.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
14. Landslide Risk					
<i>Would the project:</i>					
a. 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, collapse, or rockfall hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: WCVAP, Figure 14, "Western Coachella Valley Area Plan Steep Slope"; Riverside County EIR No. 470; Riverside County General Plan; Leighton Consulting, Inc., *Geotechnical Exploratory Report and Addendum to Geotechnical Exploration Report* (see **Appendix B1** and **B2**, respectively).

- a. Would the project 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, collapse, or rockfall hazards?*

EIR No. 470 Finding:

EIR No. 470 did not identify any evidence of past landsliding observed on-site and there are no known lateral spreading zones, collapse, rockfall or landslides mapped in or around the Project Site. The Riverside County General Plan indicated that the property has a slope of less than 15%. Moreover, EIR No. 470 identified that the subject property was not at the immediate base of any steep hills and was located on relatively flat ground. The closest hills with any slope are the Indio Hills, about a mile away. EIR No. 470 concluded that impacts due to landslides would be less than significant with mitigation incorporated.

No Substantial Change from Previous Analysis:

As mentioned, there are no known landslides areas mapped in or around the Project Site. In addition, the Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report determined that the Project area is not considered susceptible to landslides, seismically induced landslides, or other mass wasting processes (debris flows, rock falls, etc.).¹² Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts related to landslides. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions the approval, as appropriate.

- SS-1** Clearing and grubbing: At the start of site grading, existing vegetation, trees, large roots, pavements, foundations, non-engineered fill, construction debris, trash, and abandoned underground utilities (including the old irrigation pipes) shall be removed from the proposed building, structural, and pavement areas. The surface shall be stripped of organic growth and removed from the areas that are likely to receive structures and

¹² See **Appendices D1** and **D2**.

improvements. Areas disturbed during clearing shall be properly backfilled and compacted, as described in SS-11 below.

SS-2 Dust Control: Dust control shall be implemented during construction. Site grading shall be in strict compliance with the requirements of the South Coast Air Quality Management District.

SS-3 Site Preparation: Because of the relatively under compacted nature of the near surface site soils, on likely building areas, pre compaction of soils in areas of fill is required. The existing surface soils within these areas shall be scarified and then moisture conditioned such that the moisture penetrates to a depth of at least three feet below existing grad. The resting grade shall be compacted to at least 90% relative compaction. If unsuitable materials are found in the areas of future improvement, over excavation of the soils will be required. The depth and lateral extent of unsuitable soil to be over excavated will be determined in the field at the time of grading.

SS-4 Auxiliary Structures Subgrade Preparation. Auxiliary structures such as garden or retaining walls shall have the foundation sub grade prepared similar to the building pad recommendations given in SS 3 above. The lateral extent of the over excavation needs only to extend two feet beyond the face of the footing.

SS-5 Engineered Fill Soils: The native soil is suitable for use as engineered fill and utility trench backfill, provided it is free of significant organic or deleterious matter. The native soil shall be placed in maximum 8-inch lifts (loose) and compacted to at least 90% relative compaction (ASTM D 1557) near its optimum moisture content. Compaction shall be verified by testing.

SS-6 Shrinkage: The shrinkage factor for earthwork is expected to range from 15 to 25 percent for the upper excavated or scarified site soils. This estimate is based on compactive effort to achieve an average relative compaction of about 92% and may vary with contractor methods. Subsidence is estimated to be less than 0.2 feet. Losses from site clearing and removal of existing site improvements may affect earthwork quantity calculations and shall be considered.

SS-7 Site Drainage: Positive drainage shall be maintained away from the structures (5% for five feet minimum) to prevent ponding and subsequent saturation of the foundation soils. Gutters and downspouts may be considered as a means to convey water away from

foundations if adequate drainage is not provided. Drainage shall be maintained for paved areas. Water shall not pond on or near paved areas.

SS-8

Foundations: All foundations shall be placed on compacted soils as recommended above. In addition, foundations shall meet the following:

- A. A minimum footing depth of 12 inches and 18 inches below the lowest adjacent grade shall be maintained for one and two story structures, respectively.
- B. For conventional foundations, the estimated bearing values are given below for foundations on re compacted soils, assuming fill import (if required) is equal to or better than site soils:
 - (1) Continuous foundations of one foot wide and 12 inches below grade:
 - i) 1500 psf for dead, plus reasonable live, loads
 - ii) 2000 psf for wind and seismic considerations
 - (2) Isolated pad foundations 2' x 2' and bottomed 12 inches below grade:
 - i) 1800 psf for dead, plus reasonable live, loads
 - ii) 2400 psf for wind and seismic considerations
- C. Allowable increases of 300 psf per one foot of additional footing width and 300 psf for each additional six inches of footing depth may be used. Maximum bearing capacity shall not exceed 3000 psf.
- D. Although footing reinforcement may not be required, one number four rebar at the top and bottom of the footings shall be considered in order to span surface imperfections. Other requirements that are more stringent due to structural loads will govern.
- E. Soils beneath footings and slabs shall be pre moistened prior to placing concrete.
- F. Lateral loads may be resisted by soil friction on floor slabs and foundations and by passive resistance of the soils acting on foundation stem walls. Lateral capacity is based partially on the assumption that any required backfill adjacent to foundations and grade beams is properly compacted.
- G. Foundation excavations shall be visually observed by the soil engineer during excavation ad prior to placement of reinforcing steel or concrete. Local variations in conditions may warrant deepening of footings.

- H. Allowable bearing values are net (weight of footing and soil surcharge may be neglected) and are applicable for dead, plus reasonable live, loads.
- I. Allowable bearing values are net (weight of footing and soil surcharge may be neglected) and are applicable for dead, plus reasonable live, loads.

SS-9

Slabs-on-Grade

- A. Concrete slabs-on-grade shall be supported by compacted structural fill placed in accordance with applicable sections of these mitigation measures.
- B. In areas of moisture sensitive floor coverings, an appropriate vapor barrier shall be installed in order to minimize vapor transmission from the sub-grade soil to the slab. The membrane shall be covered with two inches of sand to help protect it during construction. The sand shall lightly moistened just prior to placing concrete.
- C. Reinforcement of slab-on-grade is contingent upon the structural engineers recommendations and the expansion index of the supporting soil. Since the mixing of fill soil with native soil could change the expansion index, additional tests shall be conducted during rough grading to determine the expansion index of the sub-grade soil. Also, due to the high temperature differential endemic to desert areas, large concrete slabs on grade are susceptible to Tension cracks. Although reinforcing is not required, consideration shall be given to reinforcing slabs with 6" x 6"/#10 x #10 welded wire fabric. Additional reinforcement due to the expansion index of the site soil shall be provided as recommended in SS-13 below. Additional reinforcement may also be required by the structural engineer.
- D. It is recommended that the proposed perimeter slabs (sidewalks, patios, etc.) be designed relatively independent of foundation stems (free-floating) to help mitigate cracking due to foundation settlement and/or expansion.

SS-10

Settlement Considerations: Maximum estimated settlement, based on footings founded on firm soils as recommended, shall be less than one inch. Differential settlement between exterior and interior bearing members shall be less than one half inch.

SS-11

Frictional and Lateral Coefficients:

- A. Resistance to lateral loading may be provided by friction acting on the base of foundations, a coefficient of friction of 0.50 shall be used for dead load forces.
- B. Passive resistance acting on the sides of foundation stems (300 pcf, equivalent fluid weight), may be included for resistance to lateral load.

- C. A one third increase in the quoted passive value may be used for wind or seismic loads.
- D. Passive resistance of soils against grade beams and the frictional resistance between the floor slabs and the supporting soils may be combined in determining the total lateral resistance, however, the friction factor shall be reduced to 0.31 of dead load forces.
- E. For retaining walls backfilled with compacted native soil, it is recommended that an equivalent fluid pressure of 35 pcf be used for well drained level backfill conditions.

SS-12 Slope Stability: If slopes exceed five feet, engineering calculations shall be performed to substantiate the stability of slopes steeper than 2 to 1. Fill slopes shall be overfilled and trimmed back to competent material.

SS-13 Expansion: The design of foundations shall be based on the weighted expansion index (UBC Standard) of the soil. As stated in the soil properties section, the preliminary expansion index of the on-site soil is in the very low (0 19) classification. However, during site preparation, if the soil is thoroughly mixed and additional fill is added, the expansion index may change. Therefore, the expansion index shall be evaluated after the site preparation has been completed, and the final foundation design adjusted accordingly.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
15. Ground Subsidence					
<i>Would the project:</i>					
b. 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 ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: County of Riverside General Plan, Figure S-7, "Documented Subsidence Areas"; Riverside County EIR No. 470; Leighton Consulting, Inc., *Geotechnical Exploratory Report and Addendum to Geotechnical Exploration Report* (see **Appendix B1** and **B2**, respectively).

- a. *Would the project 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 ground subsidence?*

EIR No. 470 Finding:

Subsidence and expansive and collapsible soils are prevalent in the Coachella Valley, including the NorthStar Specific Plan Area. EIR No. 470 required expansion testing and mitigation of potential impacts through compliance with current grading and building codes. These regulations require the use of reinforcing steel and foundations, drainage control devices, over excavation and backfilling with non-expansive soil. As such, EIR No. 470 determined impacts due to ground subsidence would be less than significant with mitigation incorporated.

No Substantial Change from Previous Analysis:

According to the Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report,¹³ the soils found on the Project Site generally possess low collapse potential. The Geotechnical Exploratory Report identified that proper surface drainage design, excavation, recompaction and moisture conditioning during preparation of the subgrade would reduce the risks associated with collapse. Additionally, engineered fills are generally not considered susceptible to hydro-collapse. Considering the anticipated earthwork required to achieve design grades, the potential for hydro-consolidation to affect the Project upon completion of grading is considered low. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified the following mitigation measure to address impacts related to ground subsidence. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions the approval, as appropriate.

- SS-13** Expansion: The design of foundations shall be based on the weighted expansion index (UBC Standard) of the soil. As stated in the soil properties section, the preliminary expansion index of the on-site soil is in the very low (0-19) classification. However, during site preparation, if the soil is thoroughly mixed and additional fill is added, the expansion index may change. Therefore, the expansion index shall be evaluated after the site preparation has been completed, and the final foundation design adjusted accordingly.

13 Appendices B1 and B2.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
16. Other Geologic Hazards					
<i>Would the project:</i>					
c. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: County of Riverside General Plan, Safety Element, Figure S-10, "Dam Failure Inundation Areas"; Riverside County EIR No. 470; Leighton Consulting, Inc., *Geotechnical Exploratory Report and Addendum to Geotechnical Exploration Report* (see Appendix B1 and B2, respectively).

a. Would the project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

EIR No. 470 Finding:

EIR No. 470 noted that NorthStar Specific Plan was not located within an area with a known risk of seiche, mudflow, or volcanic activity. As such, EIR 470 concluded that impacts due to geologic hazards, such as seiche, mudflow, or volcanic hazard would not occur.

No Substantial Change from Previous Analysis:

The Project Site is not located within an area which has a known risk of seiche, mudflow, or volcanic activity. Accordingly, no impact would occur as a result of seiches, mudflows, volcanic hazards, or other geologic hazards not already addressed above. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required related to geologic hazards, such as seiche, mudflow, or volcanic hazards. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
17. Slopes					
<i>Would the project:</i>					
a. Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: WCVAP, Figure 14, “Western Coachella Valley Area Plan Steep Slope”; Project Application Materials; Riverside County EIR No. 470; Leighton Consulting, Inc., *Geotechnical Exploratory Report* and *Addendum to Geotechnical Exploration Report* (see **Appendix B1** and **B2**, respectively).

- a. Would the project change topography or ground surface relief features?**
- b. Would the project create cut or fill slopes greater than 2:1 or higher than 10 feet?**
- c. Would the project result in grading that affects or negates subsurface sewage disposal systems?**

EIR No. 470 Finding:

EIR No. 470 noted implementation of the NorthStar Specific Plan would alter some of the existing landforms. EIR No. 470 noted that the NorthStar Specific Plan was designed to be sensitive to and reflect natural landforms where possible. EIR No. 470 included mitigation measures requiring slope stability investigation for development of Planning Areas adjacent to steep hillsides and mitigation requiring the foundation characteristics of soils within on-site development areas. In addition, EIR No. 470 did not identify any subsurface sewage disposal systems that would be affected as a result of grading activities. Therefore, EIR No. 470 determined grading proposed as part of the NorthStar Specific Plan Project would have less than significant impacts relative to existing topography and ground surface relief features with implementation of mitigation measures and would have no impact to subsurface sewage disposal systems.

No Substantial Change from Previous Analysis:

The proposed modifications to the NorthStar Specific Plan associated with new Planning Area 11 and the development of the Arena would not increase the intensity of development acres within the Specific Plan. According to the Geotechnical Exploratory Report, conventional cut and fill grading will be utilized to construct the Arena. Permanent unprotected slopes would be designed at a maximum slope angle of 3:1 or flatter. Slopes designed at 2:1 should be provided with adequate erosion control upon completion of grading. Additionally, the results of geotechnical report indicated that the proposed temporary and permanent cut and fill slopes will be surficially and grossly stable and have the minimum factor of safety seismic conditions.

The proposed Project would be subject to the mitigation measures identified in EIR No. 470, which would ensure the mandatory adherence to California Building Standards Code (CALGreen) requirements, thereby ensuring that impacts associated with grading and slopes would be similar to those identified in EIR No. 470. The Project would also comply with the recommendations proposed in the Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified the following mitigation measure to address impacts related to slopes. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions the approval, as appropriate.

SS-12 Slope Stability: If slopes exceed five feet, engineering calculations shall be performed to substantiate the stability of slopes steeper than 2 to 1. Fill slopes shall be overfilled and trimmed back to competent material.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
18. Soils					
<i>Would the project:</i>					
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Be located on expansive soil, as	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?					
c. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: USDA Soil Conservation Soil Surveys; Project Application Materials; Riverside County EIR No. 470; Leighton Consulting, Inc., *Geotechnical Exploratory Report and Addendum to Geotechnical Exploration Report* (see **Appendix B1** and **B2**, respectively).

a. Would the project result in substantial soil erosion or the loss of topsoil?

EIR No. 470 Finding:

EIR No. 470 noted that the NorthStar Specific Plan project could result in substantial soil erosion or the loss of topsoil and identified mitigation measures requiring positive drainage of the site in order to reduce impacts due to erosion to less than significant. EIR No. 470 concluded impacts due to soils erosion would be less than significant with incorporation of mitigation measures.

No Substantial Change from Previous Analysis:

According to the Geotechnical Exploratory Report, the Project Site is subject to erosion, runoff, and sedimentation due to the granular nature of the site soil and high winds of the region. Climate, topography, soil types and vegetation are key factors to erosion, runoff, and sedimentation processes. The site is within a recognized blow sand hazard area. Fine particulate matter can create an air quality hazard if dust is blowing. However, moisture-conditioning the surface and landscaping can mitigate this hazard during and after completion of construction. The proposed Project would be subject to the mitigation measures identified in EIR No. 470 and would also comply with the recommendations identified

in the Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report. With implementation of these mitigation measures from the certified EIR, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 470.

b. Would the project be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

EIR No. 470 Finding:

The certified Final EIR stated that subsidence and expansive and collapsible soils are prevalent in the Coachella Valley, including the NorthStar Specific Plan Area. EIR No. 470 required expansion testing and mitigation of potential impacts through compliance with current grading and building codes. These regulations require the use of reinforcing steel and foundations, drainage control devices, over excavation and backfilling with non-expansive soil. EIR No. 470 concluded that potential impacts related to soils conditions would be less than significant with mitigation.

No Substantial Change from Previous Analysis:

Soil collapse, or hydro-consolidation, occurs when saturated soil units undergo a rearrangement of their grains and a loss of cohesion or cementation, resulting in substantial and rapid settlement under relatively light loads. Wind-deposited sands and silts, and alluvial fan and debris flow sediments deposited during flash floods represent soils that are susceptible to collapse.

The Project Site soils in the near surface soils possess a low expansion potential.¹⁴ As such, the implementation of the proposed Project would not result in any substantial risks to life or property associated with expansive soils. Additionally, the proposed Project would implement the identified mitigation measures in EIR No. 470. Impacts would be less than significant with mitigation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

c. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

EIR No. 470 Finding:

At the time of the certified EIR, Checklist Question c above, was not included in the CEQA Guidelines Appendix G Checklist and, therefore, analysis was not required. Although EIR No. 470 did not specifically

14 See Appendix B1.

respond to this checklist question, EIR No. 470 discussed potential geology and soils impacts of the NorthStar project. Thus, EIR No. 470 contained enough information about existing conditions and geology and soils on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project related to soils incapable of supporting the use of septic tanks or alternative waste water disposal systems was readily available to the public.

EIR No. 470 did not involve the construction of septic systems on-site, as the NorthStar Specific Plan project would connect to a sanitary sewer system for treatment of project wastewater. EIR No. 470 concluded that significant impacts associated with septic systems and adequately supporting septic tanks or alternative waste water disposal systems would not occur.

No Substantial Change from Previous Analysis:

The proposed Project would not involve the construction of septic systems on-site, as the Arena would connect to a sanitary sewer system for treatment of wastewater. Water and Sewer service will be provided by Coachella Valley Water District (CVWD). The CVWD provides Potable Water Supply, Recycled Water and Sanitary Sewer Service. The CVWD indicated it has adequate capacity to provide service to new Planning Area 11 and the proposed Arena.¹⁵ As such, significant impacts associated with septic systems would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts related to soils. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions the approval, as appropriate.

- SS-2** Dust Control: Dust control shall be implemented during construction. Site grading shall be in strict compliance with the requirements of the South Coast Air Quality Management District.

- SS-3** Site Preparation: Because of the relatively under-compacted nature of the near surface site soils, on likely building areas, pre-compaction of soils in areas of fill is required. The existing surface soils within these areas shall be scarified and then moisture conditioned such that the moisture penetrates to a depth of at least three feet below existing grad. The resting grade shall be compacted to at least 90% relative compaction. If unsuitable materials are found in the areas of future improvement, over-excavation of the soils will

¹⁵ See Appendix G.

be required. The depth and lateral extent of unsuitable soil to be over-excavated will be determined in the field at the time of grading.

SS-5 Engineered Fill Soils: The native soil is suitable for use as engineered fill and utility trench backfill, provided it is free of significant organic or deleterious matter. The native soil shall be placed in maximum 8-inch lifts (loose) and compacted to at least 90% relative compaction (ASTM D 1557) near its optimum moisture content. Compaction shall be verified by testing.

SS-6 Shrinkage: The shrinkage factor for earthwork is expected to range from 15 to 25 percent for the upper excavated or scarified site soils. This estimate is based on compactive effort to achieve an average relative compaction of about 92% and may vary with contractor methods. Subsidence is estimated to be less than 0.2 feet. Losses from site clearing and removal of existing site improvements may affect earthwork quantity calculations and shall be considered.

SS-8 Foundations: All foundations shall be placed on compacted soils as recommended above. In addition, foundations shall meet the following:

- A. A minimum footing depth of 12 inches and 18 inches below the lowest adjacent grade shall be maintained for one and two story structures, respectively.
- B. For conventional foundations, the estimated bearing values are given below for foundations on re compacted soils, assuming fill import (if required) is equal to or better than site soils:
 - (1) Continuous foundations of one foot wide and 12 inches below grade:
 - i) 1500 psf for dead, plus reasonable live, loads
 - ii) 2000 psf for wind and seismic considerations
 - (2) Isolated pad foundations 2' x 2' and bottomed 12 inches below grade:
 - i) 1800 psf for dead, plus reasonable live, loads
 - ii) 2400 psf for wind and seismic considerations
- C. Allowable increases of 300 psf per one foot of additional footing width and 300 psf for each additional six inches of footing depth may be used. Maximum bearing capacity shall not exceed 3000 psf.
- D. Although footing reinforcement may not be required, one number four rebar at the top and bottom of the footings shall be considered in order to span surface

imperfections. Other requirements that are more stringent due to structural loads will govern.

- E. Soils beneath footings and slabs shall be pre moistened prior to placing concrete.
- F. Lateral loads may be resisted by soil friction on floor slabs and foundations and by passive resistance of the soils acting on foundation stem walls. Lateral capacity is based partially on the assumption that any required backfill adjacent to foundations and grade beams is properly compacted.
- G. Foundation excavations shall be visually observed by the soil engineer during excavation ad prior to placement of reinforcing steel or concrete. Local variations in conditions may warrant deepening of footings.
- H. Allowable bearing values are net (weight of footing and soil surcharge may be neglected) and are applicable for dead, plus reasonable live, loads.
- I. Allowable bearing values are net (weight of footing and soil surcharge may be neglected) and are applicable for dead, plus reasonable live, loads.

SS-9

Slabs-on-Grade

- A. Concrete slabs-on-grade shall be supported by compacted structural fill placed in accordance with applicable sections of these mitigation measures.
- B. In areas of moisture sensitive floor coverings, an appropriate vapor barrier shall be installed in order to minimize vapor transmission from the sub-grade soil to the slab. The membrane shall be covered with two inches of sand to help protect it during construction. The sand shall lightly moistened just prior to placing concrete.
- C. Reinforcement of slab-on-grade is contingent upon the structural engineers recommendations and the expansion index of the supporting soil. Since the mixing of fill soil with native soil could change the expansion index, additional tests shall be conducted during rough grading to determine the expansion index of the sub-grade soil. Also, due to the high temperature differential endemic to desert areas, large concrete slabs on grade are susceptible to Tension cracks. Although reinforcing is not required, consideration shall be given to reinforcing slabs with 6" x 6"/#10 x #10 welded wire fabric. Additional reinforcement due to the expansion index of the site soil shall be provided as recommended in SS-13 below. Additional reinforcement may also be required by the structural engineer.
- D. It is recommended that the proposed perimeter slabs (sidewalks, patios, etc.) be designed relatively independent of foundation stems (free-floating) to help mitigate cracking due to foundation settlement and/or expansion.

- SS-13** Expansion: The design of foundations shall be based on the weighted expansion index (UBC Standard) of the soil. As stated in the soil properties section, the preliminary expansion index of the on-site soil is in the very low (0 19) classification. However, during site preparation, if the soil is thoroughly mixed and additional fill is added, the expansion index may change. Therefore, the expansion index shall be evaluated after the site preparation has been completed, and the final foundation design adjusted accordingly.
- SS-14** The developer or successor interest shall include a disclosure about wind erosion susceptibility on property title.
- SS-15** The developer shall include a disclaimer on all deeds, homeowners associations, maintenance associations and other similar mechanisms, that the property is within a “High” blow sand area.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
19. Wind Erosion and Blowsand From Project Either On or Off Site					
<i>Would the project:</i>					
a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: *Riverside County General Plan*, Figure S-8, “Wind Erosion Susceptibility Areas”; *Riverside County EIR No. 470*.

- a. *Would the project be impacted by or result in an increase in wind erosion and blowsand, either on or off site?***

EIR No. 470 Finding:

EIR No. 470 identified the Project Site is located in a high wind erosion area and an active blowsand area and identified mitigation measures requiring Installation and maintenance of windbreaks and thus control is needed during construction. EIR No. 470 recommended that dust control should be implemented, and that site grading should be in strict compliance with the requirements of the South Coast Air Quality Management District. EIR No. 470 also identified a site preparation plan that addresses potential hazards. EIR No. 470 concluded impacts due to wind erosion and blowsand would be less than significant with incorporation of the identified mitigation measures.

No Substantial Change from Previous Analysis:

Proposed grading activities would expose underlying soils at the Project Site, which would increase erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the removal of stabilizing vegetation and exposure of these erodible materials to wind. Erosion by wind would be highest during periods of high wind speeds.

As mentioned above, the Project Site is located in a high wind erosion area and an active blowsand area. Pursuant to requirements of the Storm Water Resources Control Board (SWRCB), the Project Applicant would be required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area implement Best Management Practices. Compliance with the NPDES permit involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP would specify BMPs to minimize the potential for wind-related erosion and siltation to occur and would include site-specific measures to address wind-born erosion hazards. Typical BMPs that are implemented at construction sites to protect water quality include watering during ground-disturbing activities, plastic sheeting/erosion control blankets, and hydroseeding. In addition, during grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded mandatory compliance under Ordinance No. 484, which regulates blowsand in the County. The proposed project would also be required to comply with SCAQMD Rule 403, which addresses the reduction of airborne particulate matter. With mandatory adherence to the SWPPP and other applicable regulatory requirements, effects associated with wind-related erosion during construction would be maintained at a level below significance.

Following construction, wind erosion on the Project Site would be negligible, as the disturbed areas would be landscaped or covered with impervious surfaces. Therefore, implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts related to soils. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions the approval, as appropriate.

- AQ-1** Develop a dust control program to supplement the routine watering that constitutes CVBACMs in excess of any minimum SCAQMD Rule 403 and 403.1 requirements. CVBACMs that may be adopted and integrated into an enhanced dust control program

include, but are not limited to, hydroseeding previously disturbed areas, adding chemical binders or surfactants to increase the effectiveness of watering, early paving or chip sealing of roads, enforcing reduced travel speeds (15 mph) on unpaved surfaces and/or using sand fences and perimeter sandbags. A Fugitive Dust Control Plan for grading the North Star SP 343 project is required. The plan would identify the "normal" dust control practices, "after- hour" controls, bulk material track-out, clean-up, long-term stabilization, soil import/export control measures, and site signage. If the disturbed surface area exceeds 50 acres, an Environmental Observer shall be retained and available to be on-site within 30 minutes, day or night.

SS-2 Dust Control: Dust control shall be implemented during construction. Site grading shall be in strict compliance with the requirements of the South Coast Air Quality Management District.

SS-14 The developer or successor interest shall include a disclosure about wind erosion susceptibility on property title.

SS-15 The developer shall include a disclaimer on all deeds, homeowners associations, maintenance associations and other similar mechanisms, that the property is within a "High" blow sand area.

4.1.8 Greenhouse Gas Emissions

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
20. Greenhouse Gas Emissions					
<i>Would the project:</i>					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: County of Riverside Climate Action Plan (CAP), 2015; Project Application Materials; Greenhouse Gas Model Outputs (see **Appendix C**).

At the time EIR No. 470 was certified, evaluation of greenhouse gas (GHG) impacts was not required. Although EIR No. 470 did not address this subject, EIR No. 470 contained enough information about projected air quality emissions associated with the NorthStar Specific Plan project that with the exercise of reasonable diligence, information about NorthStar’s potential affect to GHG emissions was readily available to the public. Nevertheless, the existing environmental conditions, various federal, State, regional, and local programs and regulations related to GHG emissions are discussed below.

GHG and Global Climate Change

Gases that trap heat in the atmosphere are called greenhouse gases (GHGs), since they have effects that are analogous to the way in which a greenhouse retains heat. Greenhouse gases are emitted by both natural processes and human activities. The accumulation of greenhouse gases in the atmosphere regulates the earth’s temperature. The State of California has undertaken initiatives designed to address the effects of greenhouse gas emissions, and to establish targets and emission reduction strategies for greenhouse gas emissions in California.

The principal GHGs are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). A general description of these GHGs is provided in **Table 8: Description of Identified Greenhouse Gases**.

**Table 8
Description of Identified Greenhouse Gases**

GHG	General Description
Carbon Dioxide (CO ₂)	An odorless, colorless GHG that has both natural and anthropogenic sources. Natural sources include the following: decomposition of dead organic matter; respiration of bacteria plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic (human caused) sources of CO ₂ are burning coal, oil, natural gas, and wood.
Methane (CH ₄)	A flammable gas and is the main component of natural gas. When one molecule of CH ₄ is burned in the presence of oxygen, one molecule of CO ₂ and two molecules of water are released. A natural source of CH ₄ is the anaerobic decay of organic matter. Geological deposits, known as natural gas fields, also contain CH ₄ , which is extracted for fuel. Other sources are from landfills, fermentation of manure, and cattle.
Nitrous Oxide (N ₂ O)	A colorless GHG. High concentrations can cause dizziness, euphoria, and sometimes slight hallucinations. N ₂ O is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural

GHG	General Description
	sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is used in rocket engines, race cars, and as an aerosol spray propellant.
Hydrofluorocarbons (HFCs)	Chlorofluorocarbons (CFCs) are gases formed synthetically by replacing all hydrogen atoms in CH ₄ or ethane (C ₂ H ₆) with chlorine and/or fluorine atoms. CFCs are non-toxic, non-flammable, insoluble, and chemically unreactive in the troposphere (the level of air at Earth's surface). CFCs were first synthesized in 1928 for use as refrigerants, aerosol propellants, and cleaning solvents. Because they destroy stratospheric ozone, the production of CFCs was stopped as required by the Montreal Protocol in 1987. HFCs are synthetic man-made chemicals that are used as substitute for CFCs as refrigerants. HFCs deplete stratospheric ozone, but to a much lesser extent than CFCs.
Perfluorinated Chemicals (PFCs)	PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. High-energy ultraviolet rays about 60 kilometers above Earth's surface are able to destroy the compounds. PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane and hexafluoroethane. The two main sources of PFCs are primary aluminum production and semi-conduction manufacturing.
Sulfur Hexafluoride (SF ₆)	An inorganic, odorless, colorless, non-toxic, and non-flammable gas. SF ₆ is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semi-conductor manufacturing, and as a tracer gas for leak detection.
Nitrogen Trifluoride (NF ₃)	An inorganic, non-toxic, odorless, non-flammable gas. NF ₃ is used in the manufacture of semiconductors, as an oxidizer of high energy fuels, for the preparation of tetrafluoro hydrazine, as an etchant gas in the electronic industry, and as a fluorine source in high power chemical lasers.

^a GHGs identified in this table are ones identified in the Kyoto protocol and other synthetic gases recently added to the IPCC's Fifth Assessment Report.

California has enacted several pieces of legislation that relate to GHG emissions and climate change, much of which sets aggressive goals for GHG reductions within the State. Per Senate Bill 97, the California Natural Resources Agency adopted amendments to the CEQA Guidelines, which address the specific obligations of public agencies when analyzing GHG emissions under CEQA to determine a project's effects on the environment. However, neither a threshold of significance nor any specific mitigation measures are included or provided in these CEQA Guideline amendments.

Assembly Bill 32 (Statewide GHG Reductions)

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as Assembly Bill (AB) 32, which set the greenhouse gas (GHG) emissions reduction goal for the State of California into law. As defined under AB 32, GHGs include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. AB 32 requires the California Air Resources Board (CARB)—the State agency charged with regulating Statewide air quality—to adopt rules and regulations that would

achieve GHG emissions equivalent to Statewide levels in 1990 by 2020 by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill (SB) 375, passed in 2008, links transportation and land use planning with global warming. It requires CARB to set regional targets for the purpose of reducing GHG emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing, and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA.

Executive Order S-3-05

Executive Order S-3-05, issued in June 2005, proclaimed that California is vulnerable to the impacts of climate change. It declared that increased temperatures could reduce the Sierra snowpack, further exacerbate California's air quality problems, and potentially cause a rise in sea levels. To combat those concerns, the Executive Order established the following total GHG emission targets:

By 2010, reduce GHG emissions to 2000 levels;

By 2020, reduce GHG emissions to 1990 levels; and

By 2050, reduce GHG emissions to 80 percent below 1990 levels.

Executive Order B-30-15

In April 2015, Governor Brown signed Executive Order B-30-15, which established a new interim Statewide reduction target to reduce GHG emissions to 40 percent below 1990 levels by 2030. This Executive Order also directed all State agencies with jurisdiction over GHG-emitting sources to implement measures designed to achieve the new interim 2030 target, as well as the pre-existing, long-term 2050 target identified in Executive Order S-3-05. Additionally, the Executive Order directed CARB to update its Scoping Plan to address the 2030 target. These reductions are to come from a variety of sectors, including energy, transportation, high-global warming potential sources, waste, and the State's cap-and-trade emissions program. Nearly all reductions are to come from sources that are controlled at the Statewide level by State agencies, including the CARB, Public Utilities Commission, High Speed Rail Authority, and California Energy Commission. EO B-30-15 does not require local agencies to take any action to meet the new interim GHG reduction target.

Executive Order B-55-18

Executive Order B-55-18, issued by Governor Brown in September 2018, establishes a new Statewide goal to achieve carbon neutrality as soon as possible, but no later than 2045, and achieve and maintain net negative emissions thereafter. Executive Order B-55-18 directs CARB to would work with relevant State agencies to develop a framework for implementation and accounting that tracks progress toward this goal

as well as ensuring future scoping plans identify and recommend measures to achieve the carbon neutrality goal.

Climate Change Scoping Plan

CARB approved a Climate Change Scoping Plan (Scoping Plan) on December 11, 2008, as required by AB 32. The Scoping Plan proposed a “comprehensive set of actions designed to reduce overall carbon GHG emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health.”¹⁶ The Scoping Plan had a range of GHG reduction actions, including direct regulations; alternative compliance mechanisms; monetary and non-monetary incentives; voluntary actions; market-based mechanisms, such as a cap-and-trade system; and an AB 32 implementation regulation to fund the program.

The Scoping Plan called for a “coordinated set of strategies” to address all major categories of GHG emissions.¹⁷ Transportation emissions were to be addressed through a combination of higher standards for vehicle fuel economy, implementation of the Low Carbon Fuel Standard, and greater consideration to reducing trip length and generation through land use planning and transit-oriented development. Buildings, land use, and industrial operations were encouraged and, sometimes, required to implement energy efficiency practices. Utility energy supplies will change to include more renewable energy sources through implementation of the Renewables Portfolio Standard. Established in 2002 under Senate Bill (SB) 1078, the California Renewables Portfolio Standards (RPS) were accelerated in 2006 under SB 107, which required that, by 2010, at least 20 percent of electricity retail sales come from renewable sources. In April 2016, the California Energy Commission (CEC) updated the RPS pursuant to SB 350, intended to set the new target 50 percent renewables by 2030.¹⁸ This will be complemented with emphasis on local generation, including rooftop photovoltaics and solar hot water installations. Additionally, the Scoping Plan emphasized opportunities for households and businesses to save energy and money through increasing energy efficiency. It indicated that substantial savings of electricity and natural gas would be accomplished through improving energy efficiency.

Subsequent to the adoption of the Scoping Plan, a lawsuit was filed challenging CARB’s approval of the Scoping Plan Functional Equivalent Document (Supplemental FED). On May 20, 2011 (Case No. CPF-09-509562), the court found that the environmental analysis of the alternatives in the Supplemental FED to

16 CARB, Climate Change Scoping Plan: A Framework for Change, Accessed February 2021, https://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf.

17 CARB, Climate Change Scoping Plan, p. ES-7.

18 California Energy Commission, Enforcement Procedures for the Renewables Portfolio Standards for Local Publicly Owned Electric Utilities: Amended Regulations, Accessed February 2021, <http://www.energy.ca.gov/2016publications/CEC-300-2016-002/CEC-300-2016-002-CMF.pdf>.

the Scoping Plan was not sufficient under CEQA. CARB staff prepared a revised and expanded environmental analysis of the alternatives, and the Supplemental FED to the Scoping Plan was approved on August 24, 2011. The Supplemental FED to the Scoping Plan indicated that the potential exists for adverse environmental impacts associated with implementation of the various GHG emission reduction measures recommended in the Scoping Plan.

CARB updated the Scoping Plan in May 2014 (2014 Scoping Plan). The 2014 Scoping Plan¹⁹ adjusted the 1990 GHG emissions levels to 431 million metric tons of carbon dioxide equivalents (MMTCO₂e); the updated 2020 GHG emissions forecast is 509 MMTCO₂e, which credited for certain GHG emission reduction measures already in place (e.g., the RPS). The 2014 Scoping Plan also recommended a 40 percent reduction in GH emissions from 1990 levels by 2030, and a 60 percent reduction in GHG emissions from 1990 levels by 2040.

The 2017 Scoping Plan,²⁰ approved on December 14, 2017, builds on previous programs and addresses the 2030 target established by the 2016 SB 32 (Pavley), which is further discussed below. The 2017 Scoping Plan outlines options to meet California's aggressive goals to reduce GHGs by 40 percent below 1990 levels by 2030. In addition, the plan incorporates the State's updated RPS requiring utilities to procure 50 percent of their electricity from renewable energy sources by 2030. It also raises the State's Low Carbon Fuel Standard and aims to reduce emissions of methane and hydrofluorocarbons by 40 percent from 2013 levels by 2030 and emissions of black carbon by 50 percent from 2013 levels.

Cap-and-Trade Program

The AB 32 Scoping Plan identifies a cap-and-trade program as one of the strategies California will employ to reduce the GHG emissions that cause climate change. This program will help put California on the path to meet its goal of reducing GHG emissions to 1990 levels by the year 2020, and ultimately achieving an 80% reduction from 1990 levels by 2050. Under cap-and-trade, an overall limit on GHG emissions from capped sectors will be established by the cap-and-trade program and facilities subject to the cap will be able to trade permits (allowances) to emit GHGs. Cap-and-trade is a market-based regulation that is designed to reduce GHGs from multiple sources.

Cap-and-trade sets a firm limit or cap on GHGs and minimizes the compliance costs of achieving AB 32 goals. The cap will decline approximately 3 percent each year beginning in 2013. Trading creates incentives to reduce GHGs below allowable levels through investments in clean technologies. With a carbon market, a price on carbon is established for GHGs. Market forces spur technological innovation and investments in

¹⁹ CARB, First Update to the Climate Change Scoping Plan: Building on the Framework (May 2014).

²⁰ CARB, California's 2017 Climate Change Scoping Plan, Accessed February 2021, https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf.

clean energy. The Proposed Project would be exempt from the Cap-and-Trade program since it only proposes residential and commercial uses and does not propose any industrial or high-emitting land uses. On July 2018, CARB recently announced that greenhouse gas pollution in California fell below 1990 levels, which was the 2020 greenhouse gas emissions goal passed by AB 32.²¹

California Senate Bills 1078, 107, and 2: Renewables Portfolio Standard

Established in 2002 under California Senate Bill 1078 and accelerated in 2006 under California Senate Bill 107, California's RPS requires retail suppliers of electric services to increase procurement from eligible renewable energy resources by at least 1 percent of their retail sales annually, until they reach 20 percent by 2010. On April 2, 2011, Governor Jerry Brown signed California Senate Bill 2 to increase California's RPS to 33 percent by 2020. This new standard also requires regulated sellers of electricity to procure 25 percent of their energy supply from certified renewable resources by 2016.

Low Carbon Fuel Standard

California Executive Order S-01-07 (January 18, 2007) requires a 10 percent or greater reduction in the average carbon intensity for transportation fuels in California regulated by CARB. CARB identified the Low Carbon Fuel Standard (LCFS) as a Discrete Early Action item under AB 32, and the final resolution (09-31) was issued on April 23, 2009.

Senate Bill 375

SB 375, signed into law in September 2008, aligns regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocations.²² The act requires metropolitan planning organizations (MPOs) to adopt a Sustainable Communities Strategy (SCS) or Alternative Planning Strategy (APS) that prescribes land use allocation in that MPO's regional transportation plan (RTP). CARB, in consultation with MPOs, provided regional reduction targets for GHGs for the years 2020 and 2035.

Sustainable Communities Strategy

The County is a member agency of SCAG. SCAG is the MPO for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties and serves as a forum for the discussion of regional issues related to transportation, the economy, community development, and the environment. As the federally-designated MPO for the Southern California region, SCAG is mandated by the federal government to research and develop plans for transportation, hazardous waste management, and air quality. Pursuant to

21 California Air Resources Board, Climate Pollutants Fall Below 1990 Levels for First Time, Accessed February 2021, <https://ww2.arb.ca.gov/news/climate-pollutants-fall-below-1990-levels-first-time>.

22 California Legislative Information, Senate Bill No. 375, Accessed February 2021, https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=200720080SB375.

California Health and Safety Code Section 40460(b),²³ SCAG has the responsibility for preparing and approving the portions of the AQMP relating to regional demographic projections and integrated regional land use, housing, employment, and transportation programs, measures, and strategies. SCAG is also responsible under the CAA for determining conformity of transportation projects, plans, and programs with applicable air quality plans.

With regard to GHG emissions, SCAG has prepared and adopted the 2020–2045 RTP/SCS,²⁴ which includes a Sustainable Communities Strategy that addresses regional development and growth forecasts. The SCAG 2020–2045 RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals, with a specific goal of achieving an 8 percent reduction in passenger vehicle GHG emissions on a per capita basis by 2020, 19 percent reduction by 2035, and 21 percent reduction by 2040 compared to the 2005 level.

SCAQMD

SCAQMD has released draft guidance regarding interim CEQA GHG significance thresholds. In October 2008, SCAQMD proposed the use of a percent emission reduction target to determine significance for commercial/residential projects that emit greater than 3,000 metric tons of CO₂e per year. On December 5, 2008, the SCAQMD Governing Board adopted the staff proposal for an interim GHG significance threshold for stationary source/industrial projects where SCAQMD is lead agency. However, SCAQMD has yet to formally adopt a GHG significance threshold for land use development projects (e.g., residential/commercial projects) and has formed a GHG Significance Threshold Working Group to further evaluate potential GHG significance thresholds.

County of Riverside

The County adopted a Climate Action Plan (CAP) for the unincorporated areas in the County in 2012. The CAP establishes a programmatic approach to reducing GHG emissions associated with the continued growth of the County and set a framework for a comprehensive plan that addresses the GHG impacts of future development and County operations. Through the CAP, the County has established goals and policies that incorporate environmental responsibility into its daily management of residential, commercial and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development, and open space and natural habitats.

23 California Health and Safety Code, Division 26. Air Resources, PART 3. Air Pollution Control Districts, Chapter 5.5. South Coast Air Quality Management District, ARTICLE 5. Plan, Section 40460(b). Accessed February 2021, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=40460.&lawCode=HSC.

24 Southern California Association of Governments (SCAG), Connect SoCal: 2020–2045 Regional Transportation Plan/Sustainable Communities Strategies Draft, “Chapter 1,” Accessed February 2021, <https://www.connectsocial.org/Pages/Connect-SoCal-Draft-Plan.aspx>.

As part of the CAP, the County of Riverside published a guidance document entitled “Greenhouse Gas Emissions, Screening Tables, County of Riverside, California.” As part of this guidance, the County established a threshold of GHG emission levels required for analysis. the Screening Tables or alternate emissions analysis method. The County determined that projects with emissions less than 3,000 million metric tons of carbon dioxide equivalents (MTCO₂e) 3,000 MTCO₂e per year, when combined with modest energy efficiency measures (i.e., energy efficient at least five percent greater than 2010 Title 24 requirements and water conservation measures that match the January 2011 California Green Building Code) are considered less than significant and do not require any further analysis.

If the project exceeds 3,000 MTCO₂e per year, then: (1) project emissions need to be reduced by 25 percent from year 2011 emissions levels or (2) alternatively, the project would need to achieve a minimum of 100 points pursuant to the CAP Screening Tables. The Screening Tables also allow developers to tailor their mitigation measures to the project’s needs, rather than have them be subject to “one-size fits all” mitigation measures that may not be appropriate.

Regional Emissions

The breakdown of GHG emissions within the Coachella Valley follows the Statewide pattern with the most significant sources of GHGs being transportation and fuel combustion, and electricity generation. On-road transportation and fuel combustion account for 94 percent of GHGs in the Coachella Valley. The Coachella Valley region produced 4.31 MMTCO₂e GHGs in 2005 from direct emissions.²⁵

Existing Emissions

Since approval of the Specific Plan in 2006 only the Classic Club Golf Course and Club House have been developed within the NorthStar Specific Plan Area. Operation of these uses currently generates GHG emissions associated with vehicle trips traveling to and from the Classic Club Golf Course and Club House. In addition, the Club House generates GHG emissions from building operations including area sources and indirect emissions from energy consumption, water use, wastewater generation, and waste management. The remainder of the NorthStar Specific Plan Area is undeveloped and does not currently generate GHG emissions.

- a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?***

EIR No. 470 Finding:

25 South Coast Air Quality Management District (SCAQMD), Greenhouse Gas (GHG) Inventories for the Coachella Valley, June 2011.

At the time EIR No. 470 was certified, evaluation of GHG impacts was not required. Although EIR No. 470 did not address this subject, EIR No. 470 contained enough information about projected air quality emissions associated with the NorthStar Specific Plan project.

No Substantial Change from Previous Analysis:

The analysis of the Project’s GHG emissions consists of a quantitative analysis of the GHG emissions generated by the Project and a qualitative analysis of the Project’s consistency with adopted GHG-related legislation, plans, and policies. This approach is in accordance with CEQA Guidelines Section 15064.4(a), which affirms the discretion of a lead agency to determine, in the context of a particular project, whether to use quantitative and/or qualitative methodologies to determine the significance of a project’s impacts.

GHG emissions were quantified using SCAQMD’s CalEEMod model. CalEEMod is based on outputs from the CARB off-road emissions model (OFFROAD) and the CARB on-road vehicle emissions model (EMFAC), which are emissions estimation models developed by CARB and used to calculate emissions from construction activities, including on- and off-road vehicles (refer to **Appendix A** for construction equipment inventory list).

As shown in **Table 9: Arena Construction GHG Emissions**, total construction emissions for the Arena would be 4,610 MTCO_{2e}.

**Table 9
Arena Construction GHG Emissions**

Construction Phase	MTCO _{2e} /Year
2021	2,546
2022	2,064
Overall Total	4,610
30-Year Annual Amortized Rate	154

*Source: Refer to **Appendix C**.
Notes: GHG = greenhouse gas; MTCO_{2e} = metric tons of carbon dioxide equivalent.*

One-time, short-term emissions are converted to average annual emissions by amortizing them over the service life of a building. For buildings in general, it is reasonable to look at a 30-year time frame because this is a typical interval before a new building requires its first major renovation.²⁶ As shown in **Table 9**,

²⁶ International Energy Agency (IEA), Energy Efficiency Requirements in Building Codes, Energy Efficiency Policies for New Buildings, IEA Information Paper (2008).

when amortized over an average 30-year lifetime, average annual construction emissions from the Arena would be 154 MTCO₂e per year.

While EIR No. 470 did not include a GHG analysis, GHG emissions associated with the Approved Specific Plan land uses under EIR No. 470 were modeled for comparative purposes with the proposed Specific Plan, which includes the Arena. As shown in **Table 10: Operational EIR No. 470 Greenhouse Gas Emissions**, EIR No. 470 is estimated to generate a total of 86,213 MTCO₂e per year.

Table 10
Operational Approved Specific Plan Greenhouse Gas Emissions

Source	MTCO ₂ e per year
Area	14
Energy	21,834
Mobile	58,571
Waste	1,426
Water	4,368
TOTAL	86,213

Source: Refer to Appendix C for GHG calculation sheets.

Notes: GHG = greenhouse gas; MTCO₂e = metric tons of carbon dioxide equivalent.

Operation of the proposed Specific Plan has the potential to generate GHG emissions through vehicle trips traveling to and from the NorthStar Specific Plan Area. In addition, emissions would result from area sources on site, such as natural gas combustion, landscaping equipment, and use of consumer products. Emissions from mobile and area sources and indirect emissions from energy and water use, wastewater, as well as waste management would occur every year after full development of the uses allowed by the Project.

As shown in **Table 11: Operational Proposed Specific Plan Greenhouse Gas Emissions**, the proposed Specific Plan land uses are forecasted to generate a total of 83,442 MTCO₂e per year. The proposed Amendment would, therefore, result in a decrease of 2,925 MTCO₂e per year without construction amortization when compared to the Adopted Specific Plan. The proposed Specific Plan would incorporate energy and water efficiency design features to enhance efficiency in all aspects of the buildings' life cycle based on the latest CALGreen and Title 24 Building Energy Efficiency standards. Moreover, as further discussed below, the proposed Specific Plan would be consistent with the County's CAP and would achieve a minimum of 100 points pursuant to the CAP Screening Tables. As such, impacts would be less than

significant impact. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Table 11
Operational Proposed Specific Plan Greenhouse Gas Emissions

Source	MTCO ₂ e per year
Construction (amortized)	154
Area	14
Energy	19,422
Mobile	58,750
Waste	920
Water	4,182
TOTAL	83,442

*Source: Refer to Appendix C for operational GHG calculation sheets.
Notes: GHG = greenhouse gas; MTCO₂e = metric tons of carbon dioxide equivalent.*

b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

EIR No. 470 Finding:

At the time of the certified EIR, evaluation of GHG impacts was not required. Although EIR No. 470 did not address this subject, EIR No. 470 contained enough information about projected air quality emissions associated with the NorthStar Specific Plan project that with the exercise of reasonable diligence, information about NorthStar’s potential effect on GHG emissions was readily available to the public.

No Substantial Change from Previous Analysis:

The proposed Project, which includes the Amendment to add Planning Area 11 and development of the Arena, would change the mix of uses allowed in the NorthStar Specific Plan Area. Since EIR No. 470 was certified in 2006, more stringent regulations and requirements have been adopted to address air quality emissions, including GHG emissions, such as increased fuel efficiency standards and energy- and water-related efficiency requirements pursuant to the Title 24 of the California Code of Regulations (CCR). As such, the proposed Specific Plan land uses, which includes the Arena, would result in a reduction in GHG emissions compared to the adopted Specific Plan land uses as analyzed in EIR No. 470.

As discussed previously, the County of Riverside adopted a CAP which has developed a process for determining significance of GHG impacts from new development projects that includes (1) applying an

emissions level that is determined to be less than significant for small projects, and (2) utilizing Screening Tables to mitigate project GHG emissions that exceed the threshold level. The CAP provides a screening threshold of 3,000 MTCO₂e per year, which was based on capturing 90 percent of emission from all projects in the County. Any project that exceeds the 3,000 MTCO₂e per year threshold has been determined by the CAP to create significant levels of GHG emissions that can be mitigated by garnering a minimum of 100 points of mitigation measures from the CAP's Screening Tables. According to the CAP, projects that implement 100 points of mitigation measures from the Screening Tables would be determined to have a less than significant individual impact for GHG emissions.

The analysis of the impacts associated with the proposed Specific Plan followed the two-step CAP process described above. Based on the Project-specific analysis, the operational plus amortized construction emissions associated with the proposed Specific Plan would generate 83,442 MTCO₂e per year, which would exceed the CAP's screening threshold of 3,000 MTCO₂e per year without implementing measures from the screening tables to reduce the emissions associated with the proposed Specific Plan.

According to the CAP, projects that implement 100 points of mitigation measures from the Screening Tables are determined to have a less than significant individual impact for GHG emissions. As such, the option selected to determine GHG impacts is an analysis pursuant to the Screening Tables, as shown in **Table 12: County of Riverside Greenhouse Gas Screening Table.**

**Table 12
Proposed NorthStar Specific Plan Greenhouse Gas Screening Table**

Feature	Description	Project Consistency	Points
Residential Development			
EE5.A.4 Air Infiltration	<p>Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not effectively if there is excess air leakage.</p> <ul style="list-style-type: none"> Air barrier applied to the exterior walls, caulking, and visual such as the HERS Verified Quality Insulation Installation (QII or equivalent) 		6
EE5.B.1 Heating/ Cooling Distribution System	Modest Duct insulation (R-6)		4
EE5.B.4 Daylighting	<p>Daylighting is the ability of each room within the building to provide outside light during the day reducing the need for artificial lighting during daylight hours.</p> <ul style="list-style-type: none"> All rooms within the living space have daylight (through the use of windows, solar tubes, skylights, etc.) 		1
EE5.B.6 Appliances	<p>Energy Star Refrigerator (new) Energy Star Dish Washer (new) Energy Star Washing Machine (new)</p>	The Project will satisfy this measure by adhering to the Riverside County General Plan Energy Efficiency and Conservation policy AQ 5.2 which adopts incentives and/or regulations to enact energy conservation requirements for private and public developments.	3
E1.C.3 Energy Star Homes	EPA Energy Star for Homes (version 3 or above)		15
W2.A.1 Water Efficient Landscaping	Only California Native Plants that requires no irrigation or some supplemental irrigation		5
W1.A.2 Water Efficient Irrigation Systems	Weather based irrigation control systems or moisture sensors (demonstrate 20 percent reduced water use)		2
W2.B.1 Showers	Water Efficient Showerheads (2.0 gpm)		2
W2.B.2 Toilets	Water Efficient Toilets (1.5 gpm)		2

Feature	Description	Project Consistency	Points
W2.B.3 Faucets	Water Efficient faucets (1.28 gpm)		2
W2.B.4 Dishwasher	Water Efficient Dishwasher (6 gallons per cycle or less)		1
W2.B.5 Washing Machine	Water Efficient Washing Machine (Water factor <5.5)		1
T2.A.1 Sidewalks	Provide pedestrian linkage between residential and commercial uses within 1 mile		3
T2.A.2 Bicycle paths	Provide bicycle path linkages between residential and other land uses		2
Commercial Development and Public Facilities			
EE10.A.2 Windows*	Enhanced Window Insulation (0.32 U-factor, 0.25 SHGC)	The proposed Arena would satisfy this measure by providing enhanced window insulation.	5
EE10.A.3 Cool Roofs*	Greatly Enhanced Cool Roof (CRRR Rated 0.35 aged solar reflectance, 0.75 thermal emittance)	The proposed Arena would satisfy this measure by providing an enhanced cool roof.	10
EE10.A.4 Air Infiltration*	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not work effectively if there is excess air leakage. <ul style="list-style-type: none"> • Air barrier applied to exterior walls, calking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent) • Blower Door HERS Verified Envelope Leakage or equivalent 	The proposed Arena would satisfy this measure.	13
EE10.B.2 Space Heating/ Cooling Equipment*	Very High Efficiency HVAC (EER 16/82% AFUE or 9 HSPF)	The proposed Arena would satisfy this measure by providing very high efficiency HVAC.	7
EE10.B.4 Water Heaters*	Very High Efficiency Water Heater (0.92 Energy Factor)	The proposed Arena would satisfy this measure by providing very high efficiency water heaters.	11
EE10.B.6 Artificial Lighting*	High Efficiency Lights (50% of in-unit fixtures are high efficiency)	The proposed Arena would satisfy this measure by providing high efficiency lights.	7
EE10.B.7	Energy Star Commercial Refrigerator (new)	The proposed Arena would satisfy this measure by installing Energy Star Commercial, refrigerators, dishwashers and clothes washers.	6

Feature	Description	Project Consistency	Points
Appliances*	Energy Star Commercial Dishwasher (new) Energy Star Commercial Clothes Washer		
W2.D.1 Water Efficient Landscaping*	Only moderate water using plants	The proposed Arena, would satisfy this measure by landscaping with drought tolerant plants.	2
W2.D.2 Water Efficient Irrigation Systems*	Low precipitation spray heads< .75"/hr or drip irrigation	The proposed Arena, would satisfy this measure.	1
W2.E.1 Showers*	Water Efficient Showerheads (2.0 gpm)	The Arena would satisfy this measure by providing water efficient showerheads.	2
W2.E.2 Toilets	Water Efficient Toilets/Urinals (1.5 gpm) Waterless Urinals (note that commercial buildings having both waterless urinals and high efficiency toilets will have a combined point value of 6 points)	The Arena would satisfy this measure.	6
W2.E.3 Faucets*	Water Efficient faucets (1.28 gpm)	The Arena would satisfy this measure by providing water efficient faucets.	2
W2.F.1 Recycled Water*	Graywater (purple pipe) irrigation system on site	The Arena would satisfy this measure by providing a graywater irrigation system on site.	5
T3.A.1 Alternative Scheduling*	Encouraging telecommuting and alternative work schedules reduces the number of commute trips and therefore VMT traveled by employees. Alternative work schedules could take the form of staggered starting times, flexible schedules, or compressed work weeks. <ul style="list-style-type: none"> Provide flexibility in scheduling such that at least 30% of employees participate in 9/80 work week, 4-day/40-hour work week, or telecommuting 1.5 days/week. 	The Arena would satisfy this measure.	5
T3.A.2 Car/Vanpools*	<ul style="list-style-type: none"> Car/vanpool program Car/vanpool program with preferred parking Car/vanpool with guaranteed ride home program Subsidized employee incentive car/vanpool program 	The Arena would satisfy this measure.	6

Feature	Description	Project Consistency	Points
T3.A.3 Employee Bicycle/ Pedestrian Programs*	<ul style="list-style-type: none"> • Complete sidewalk to residential within ½ mile • Complete bike path to residential within 3 miles • Bike lockers and secure racks • Showers and changing facilities • Subsidized employee walk/bike program 	The Arena would satisfy this measure.	3
T3.A.4 Shuttle/Transit Programs*	Guaranteed ride home program	The Arena would satisfy this measure.	1
T1.F.1 Parking*	<p>Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles.</p> <p>Provide larger parking spaces that can accommodate vans used for ridesharing programs and reserve them for vanpools and include adequate passenger waiting/loading areas.</p>	The Arena would satisfy this measure.	2
T2.B.1 Sidewalks*	Provide sidewalks on both sides of the street	The Arena would satisfy this measure by providing sidewalks on site.	1
S1.B.1 Recycling*	<p>County initiated recycling program diverting 80% of waste requires coordination with commercial development to realize this goal. The following recycling features will help the County fulfill this goal:</p> <ul style="list-style-type: none"> • Provide separated recycling bins within each commercial building/floor and provide large external recycling collection bins at central location for collection truck pick-up • Provide commercial/industrial recycling programs that fulfills an on-site goal of 80% diversion of solid waste 	The Arena would satisfy this measure.	7
TOTAL			150

Notes:

*These features would apply to the Arena, totaling a minimum of 101 points.

Based on the features for the proposed uses, the proposed Specific Plan would result in a minimum total of 150 points and the Arena itself would result in a minimum total of 101 points. It is important to note, the proposed Specific Plan would also include GHG reduction features that do not have assigned point values in the Screening Table. Such features require documentation of the energy efficiency of innovative designs and point values are given based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.

The proposed Project would also be required to implement the mitigation measures identified EIR No. 470 related to air quality that relate to greenhouse gas emissions, which for purposes of disclosure, have been included below. As such, consistent with County's CAP the Project would have a less than significant impact. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to air quality. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions the approval, as appropriate.

Construction Mitigation

AQ-1 Develop a dust control program to supplement the routine watering that constitutes CVBACMs in excess of any minimum SCAQMD Rule 403 and 403.1 requirements. CVBACMs that may be adopted and integrated into an enhanced dust control program include, but are not limited to, hydroseeding previously disturbed areas, adding chemical binders or surfactants to increase the effectiveness of watering, early paving or chip sealing of roads, enforcing reduced travel speeds (15 mph) on unpaved surfaces and/or using sand fences and perimeter sandbags. A Fugitive Dust Control Plan for grading the North Star SP 343 project is required. The plan would identify the "normal" dust control practices, "after-hour" controls, bulk material track-out, clean-up, long-term stabilization, soil import/export control measures, and site signage. If the disturbed surface area exceeds 50 acres, an Environmental Observer shall be retained and available to be on-site within 30 minutes, day or night.

AQ-2 Minimize construction interference with regional non-project traffic movement. Measures recommended for inclusion are:

- a. Scheduling receipt of construction materials to non-peak travel periods.

- b. Routing construction traffic through areas of least impact sensitivity.
- c. Limiting lane closures and detours to off-peak travel periods.
- d. Providing ride-share incentives for contractor and subcontractor personnel.

AQ-3 Reduce "spill-over" effects by preventing soil erosion, washing vehicles entering public roadways from dirt off-road project areas, and washing/sweeping project access to public roadways on an adequate schedule.

AQ-4 Require emissions control from on-site equipment through a routine mandatory program of low-emissions tune-ups, and soot filters on diesel-fueled equipment, where feasible.

AQ-5 Utilize alternative-fueled or "green diesel" fueled construction equipment if use of such equipment will not adversely affect the project schedule or economics. A report of the availability of such equipment shall be submitted in conjunction with the grading application to determine to what extent the cleaner equipment objective will be met by this project.

AQ-6 Enforce a speed limit of 15 mph on any unpaved surface.

AQ-7 Limit grading/soil disturbance to as small an area as practical at any one time not to exceed 15 acres on any given day.

AQ-8 Limit the application of paints and coating to average no more than the equivalent of two dwelling units per day over the project build-out lifetime using the most currently available low-VOC paint.

Operational Mitigation

AQ-9 Recommended developer-sponsored measures include the following:

1. Provide an attractive pedestrian environment.
2. Incorporate bicycle trails and interconnections.
3. Build homes that exceed minimum Statewide energy construction requirements.
4. Include residential design features that encourage trip elimination or trip diversion to alternative transportation:
 - a. Pre-wired for various telecommunications systems for in-home offices

- b. Pre-wired for 220V electric vehicle and golf cart charging systems.
- 5. Provide preferential parking spaces for employee carpools and vanpools.
- 6. Schedule truck deliveries and pickups for off-peak hours where feasible.

4.1.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
21. Hazards and Hazardous Materials					
<i>Would the project:</i>					
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
mile of an existing or proposed school?					
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code, Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Application Materials; Department of Toxic Substances Control; Riverside County EIR No. 470.

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Would the project 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?*

EIR No. 470 Finding:

EIR No. 470 identified that the uses allowed by the proposed specific plan could potentially utilize hazardous materials. The use of hazardous materials would primarily be associated with the industrial golf course uses. EIR No. 470 noted that the industrial and golf course land uses would require submittal of a materials storage and management plan, which would be reviewed and approved by the County. This plan would be required mitigation to reduce any potential impacts due to toxic substances and hazardous materials. As such, EIR No. 470 determined impacts due to the hazardous materials would be reduced to less than significant.

No Substantial Change from Previous Analysis:

Heavy equipment that would be used during construction of the proposed Arena would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials. Improper use, storage, or transportation of these materials during construction would be considered hazardous and could result in accidental releases or spills, potentially posing health risks to workers, to

public, and the environment. However, this is a standard risk on all construction sites. There would be no greater risk for improper handling, transportation, or spills associated with the proposed Project that would occur on any other development within the approved NorthStar Specific Plan Area or similar construction site. There are no components of the construction activities required for the Arena project that would create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment. Furthermore, there are no components of the construction required for the Arena project that could result in increased hazardous materials impacts as compared to what was evaluated and disclosed by EIR No. 470. For these reasons, hazardous materials-related impacts associated with the Project construction activities would be less than significant.

The types and amounts of hazardous materials that would be used during Arena operations would include typical pesticide, landscaping products, cleaning products, and deliveries. The routine use of these products is not considered to create a significant hazard to the public or the environment. Delivery trucks would have separate loading in/out entrances and zones, so as to not create a hazard to the public. All potentially hazardous materials would be used and stored in accordance with existing County regulations. The Project will not create a hazard to the public or the physical environment through the routine transport, use, or disposal of hazardous materials.

Additionally, EIR No. 470 stated that hazardous materials would come predominantly from industrial uses and golf course uses. The proposed Project would reduce the amount of industrial uses to accommodate new Planning Area 11 and the Arena. The proposed Project would reduce the amount of industrial park square footage (from 1,200,000 square feet to 381,035 square feet) which would reduce the amount of hazardous materials generated from the industrial uses. The Arena, as an arena event center with a hockey training facility and surface parking lot, would not be expected to generate more hazardous materials than industrial uses. As the proposed Project would not introduce new land uses that would generate more hazardous materials than what was planned for and analyzed in the certified EIR, there would be no new impacts to the public or the environment associated with the routine transport, use, or disposal of hazardous materials or reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment beyond that which was disclosed and mitigated for as part of EIR No. 470. As such, hazardous materials-related impacts associated with the Project operational activities would be less than significant. Therefore, implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

c. Would the project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

EIR No. 470 Finding:

EIR No. 470 identified the County of Riverside Multi-Hazard Functional Plan which establishes the responsibilities of the various County agencies. No portion of the project area is identified as an emergency evacuation route in any emergency response plans or emergency evacuation plans. As such, no impact would occur.

No Substantial Change from Previous Analysis:

No portion of the NorthStar Specific Plan is identified as an emergency evacuation route in any emergency response plans or emergency evacuation plans. The Project's addition of the Planning Area 11 as proposed in the Amendment would involve reduction of the industrial park (from 1,200,000 square feet to 381,035 square feet) and the development of the Arena (a total of 330,000 square feet). Construction of the Arena would not obstruct adjacent roadways and, therefore, would not physically interfere with an adopted emergency plan or emergency evacuation plan. Temporary changes to traffic may potentially occur during construction of the Project Site but would not result in permanent changes to the roadways. As such, no impact would occur. Therefore, implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

d. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan Area is within the Palm Springs Unified School District's (PSUSD) jurisdiction. The nearest school to the NorthStar Specific Plan Area is Xavier College Preparatory High School located approximately 0.2 miles northwest of the Project Site. As summarized above, EIR No. 470 identified that the industrial and golf course uses could involve the use and storage of hazardous materials. EIR No. 470 noted that the industrial and golf course land uses would require submittal of a materials storage and management plan shall be reviewed and approved by the County and would be required to be implemented mitigation for any potential impacts due to emitting hazardous emissions near sensitive receptors including schools. As such, EIR No. 470 determined impacts due to emitting hazardous materials near an existing or proposed school would be less than significant with mitigation incorporated.

No Substantial Change from Previous Analysis:

The types and amounts of hazardous materials that would be used during Arena operations would include typical pesticide, landscaping products, cleaning products, and deliveries. EIR No. 470 stated that hazardous materials would come predominantly from industrial uses and golf course uses. The proposed Project would reduce the amount of industrial uses to accommodate new Planning Area 11 and the Arena. As the proposed Project would reduce the amount of industrial park square footage (from 1,200,000 square feet to 381,035 square feet), the amount of hazard materials generated from the industrial uses would be reduced. For these reasons impacts related to hazardous emissions generated by the Project to any schools would not be greater than was evaluated and mitigated to a level below significant by EIR No. 470, and there would be no new impacts associated with the currently proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

- e. Would the project 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?***

EIR No. 470 Finding:

EIR No. 470 identified that the Project Site was historically used for agricultural purposes and was not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Thus, no impacts as a result of the hazardous materials pursuant to Government Code Section 65962.5 would occur.

No Substantial Change from Previous Analysis:

The Project Site is not included on a list of hazardous materials sites compiled pursuant to government code section 65962.5²⁷; Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to hazards and hazardous materials. These measures, which are listed below, would continue to apply to the proposed project and would be enforced as part of the Project's conditions the approval, as appropriate.

27 Department of Toxic Substances Control. Accessed December 20, 2020. <https://www.envirostor.dtsc.ca.gov/public/>.

TS-1 Users of hazardous materials, especially the golf course and any business that may use toxic substances, shall comply with all applicable federal, State, and local laws pertaining to hazardous waste and materials.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
22. Airports					
<i>Would the project:</i>					
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: WCVAP, Figure 4 “Western Coachella Valley Area Plan Overlays and Policy Areas”; Riverside County EIR No. 470.

a. *Would the project result in an inconsistency with an Airport Master Plan?*

EIR No. 470 Finding:

EIR No. 470 identified that the Project Site is outside all airport compatibility zones, all approach, transitional, horizontal, and conical surfaces and 55 Community Noise Equivalent Level (CNEL) noise contour. As such, the NorthStar Specific Plan Area is not within any compatibility area and therefore not subject to the restrictions outlined by the Airport Land Use Compatibility Plan.

No Substantial Change from Previous Analysis:

The Bermuda Dunes Airport is the closest airport to the Project Site. It is approximately 4 miles southeast of the property. However, the Project is outside of the Bermuda Dunes Airport land use compatibility impact areas and, as such, the development would have no impact on airport operations. No new information, changed circumstances, or more severe impacts would occur with the implementation of the Project.

b. *Would the project require review by the Airport Land Use Commission?*

c. *For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

EIR No. 470 Finding:

EIR No. 470 identified that the *Riverside County Airport Land Use Compatibility Plan* policy document establishes policies applicable to land use compatibility planning in the vicinity of airports throughout Riverside County. However, the North Star Specific Plan Area is not within any compatibility area or Airport Influence Area and therefore not subject to restrictions outlined by the airport landing area compatibility plan or Airport Land Use Plan.

No Substantial Change from Previous Analysis:

As previously described, as part of the NorthStar Specific Plan Area, the Project Site is not located within the vicinity of any public or private airport; therefore, it would not require review by the Airport Land Use Commission (ALUC). The Project Site is not located within 2 miles of a public airport or public use airport that would result in a safety hazard for people residing or working in the Project area. As previously mentioned, the closest airport is Bermuda Dunes Airport, which is a privately owned airport for public use located 4 miles southeast of the Project Site. Therefore, the NorthStar project would not result in a safety hazard for people residing or working in the project area. Impacts would not occur with implementation

of the proposed Project. No new information, changed circumstances, or more severe impacts would occur with the implementation.

d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

EIR No. 470 Finding:

EIR No. 470 determined that the NorthStar Specific Plan Area is not located within the vicinity of any private airstrips or heliports.

No Substantial Change from Previous Analysis:

The Project Site is not located within the vicinity of any private airstrips or heliports. Therefore, the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required related to airports. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures required.

4.1.10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
23. Water Quality Impacts					
<i>Would the project:</i>					
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
the project may impede sustainable groundwater management of the basin?					
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. In flood hazard, tsunami, or seiche zones, risk the release of pollutants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
due to project inundation?					
i. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: WCVAP, Figure 11, “Western Coachella Valley Area Plan Flood Hazards”; Riverside County EIR No. 470; Pacific Advanced Civil Engineering, Inc., *Conceptual Drainage Summary and NorthStar Specific Plan – Updated Hydrology, Hydraulics, and Flood Control Improvement Plan Concept Study* (Hydrology Report; See **Appendix D1** and **D2**, respectively).

Since the time of the certified EIR, Checklist Questions for Section 4.1.10, Hydrology and Water Quality, have been updated in the CEQA Guidelines Appendix G Checklist. To determine whether the proposed Project would result in new impacts or an increase in the severity of previously identified impacts as analyzed by EIR No. 470 on the existing environmental conditions of the NorthStar Specific Plan Area, provided below is an update to the environmental information and analysis of the impacts of the proposed Project using the Checklist Questions from the current CEQA Guidelines Appendix G Checklist.

a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

EIR No. 470 Finding:

EIR No. 470 noted that development of the North Star Specific Plan site would result in an increase in impervious surfaces and that runoff from the NorthStar Specific Plan site would contain minor amounts of pollutants typical of urban uses that would contribute to cumulative water quality impacts. EIR No. 470 concluded that with compliance with regulations, applied to NorthStar project as mitigation measures, impacts due to violation of water quality standards or waste discharge requirements would be less than significant.

No Substantial Change from Previous Analysis:

Impacts associated with water quality were evaluated for the entire NorthStar Specific Plan Area in EIR No. 470, which found that impacts to water quality would be less than significant with the incorporation

of mitigation measures. The proposed modifications to the Specific Plan associated with the proposed Project would not increase the size of the NorthStar Specific Plan Area and would result in the Arena being developed in an area previously approved for development of business park uses, which would not result in substantial changes to the construction or operational characteristics of the NorthStar Specific Plan. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

b. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

EIR No. 470 Finding:

EIR No. 470 determined that the project's proposed storm drain systems would be constructed in accordance with the County's Master Drainage Plan in order to mitigate impacts on local drainage patterns and groundwater abundance. As such, EIR No. 470 concluded impacts to groundwater supplies would be less than significant.

No Substantial Change from Previous Analysis:

The Project Site includes an existing water well on-site that will be abandoned as part of the construction of the Project. The Approved Specific Plan includes a Conceptual Drainage Plan. As part of the proposed Specific Plan, minor changes to this Conceptual Drainage Plan are proposed. The proposed Conceptual Drainage Plan consists of the same basic layout as the Approved Specific Plan but incorporates minor revisions to the planned use and interior configuration of the development area along Varner Road. Comparison of the Approved Specific Plan Conceptual Drainage Plan to the proposed Specific Plan Conceptual Drainage Plan shows that the project elements necessary for the drainage design goals in the Approved Specific Plan are unchanged. All essential components of the Approved Specific Plan Conceptual Drainage Plan are retained in the proposed Specific Plan Conceptual Drainage Plan and will preserve the flow conditions of the Approved Specific Plan without changing the overall runoff volume, flowrate, or discharge flow patterns, leaving the regional and downstream flow conditions unchanged. The location and size of flow corridors through the golf course in the proposed Specific Plan are the same, preserving overland flow patterns of the Approved Specific Plan. Basin storage areas in the Approved Specific Plan are retained in the proposed Specific Plan, creating necessary storage, and allowing water quality treatment described in the Approved Specific Plan. The east golf course basin and flow channel through the east end of the development area are also retained, so that the proposed Specific Plan maintains the Approved Specific Plan discharge conditions to downstream properties. The Proposed Project design is consistent with the original design in the Approved Specific Plan as evaluated in EIR No. 470 and with the future CVWD Thousand Palms Flood Control Plan construction and will function as part of the overall regional

drainage system. As further discussed below in Section 4.1.20, Utility and Service Systems, the proposed Project would not result in an increase in demand for domestic water production, which could utilize groundwater resources. Therefore, a less than significant impact to groundwater supplies would occur. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

- c. Would the project 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?*

EIR No. 470 Finding:

EIR No. 470 identified that development of the NorthStar Specific Plan project would result in an increase in impervious surfaces. EIR No. 470 concluded that with compliance with regulations applied to the project as mitigation measures, impacts due to alteration of the existing drainage pattern of the site would be less than significant. As such, EIR No. 470 concluded that with implementation of mitigation measures, impacts due to alteration of the existing drainage pattern of the site would be less than significant.

No Substantial Change from Previous Analysis:

EIR No. 470 identified that impacts associated with drainage would be less than significant based on compliance with the requirements of the Riverside County Flood Control and Water Conversation District (RCFCWCD) and RWQCB. The proposed Project would result in an increase in impervious surfaces compared to existing conditions but would not result in an increase in impervious surfaces compared to what was analyzed in EIR No. 470. The proposed Project area does not include any streams or rivers. The proposed modifications to the Specific Plan associated with the Project would not increase the intensity of development acres within the Specific Plan, would not result in physical impacts to areas that were not previously analyzed in EIR No. 470, nor would the changes result in a substantial change to the drainage pattern of the Specific Plan ensuring that impacts would be similar to those identified in EIR No. 470.

The Hydrology Report prepared for the proposed Project confirmed that implementation of the Project would not result in new or substantially increased impacts as compared to what was evaluated in EIR No. 470.²⁸ The proposed Project would include grading of the site and other improvements to protect the Arena from the 100-year flood without increasing flood hazards on downstream properties including the following:

28 See Appendix D2.

- Raised arena and events center site, which lies 1.5 feet above the adjacent 100-year floodplain elevations;
- Diversion channel to golf course, which directs flow upstream of the arena site to the Classic Club golf course;
- Culvert and local drainage channel along Varner Road, which collects runoff from Varner Road as well as site runoff; and
- Outlet channel at the downstream of the NorthStar Specific Plan Area, which redistributes flows to match existing conditions.

The site's existing topography and drainage pattern would generally be maintained. The Master Drainage Plan is shown to provide flood protection to all development areas within the Specific Plan.

As discussed above, compared to the Approved Specific Plan Conceptual Drainage Plan, the proposed Specific Plan Conceptual Drainage Plan shows that the project elements necessary for the drainage design goals in the Approved Specific Plan are unchanged. All essential components of the Approved Specific Plan Conceptual Drainage Plan are retained in the proposed Specific Plan Conceptual Drainage Plan. The net runoff volume would incrementally increase from 33.5 ac-ft to 34.5 ac-ft for a 100 year 24 hour storm. The small increase in the volume of net runoff generated by the proposed Project would be easily compensated for by small increases to the size of the basins in the proposed Project. The small local alterations in flow patterns on the interior of the project would not result in differences in the downstream flow conditions between the Specific Plan Conceptual Drainage Plan and the proposed Project. The overall runoff volume, flowrate, and the regional flow patterns would not change with the proposed Project.²⁹ Thus, the proposed Specific Plan Conceptual Drainage Plan will preserve the flow conditions of the Approved Specific Plan without substantially changing the overall runoff volume, flowrate, or discharge flow patterns, leaving the regional and downstream flow conditions unchanged. The Proposed Project design is consistent the original design in the Approved Specific Plan as evaluated in EIR No. 470 and with the future CVWD Thousand Palms Flood Control Plan construction and will function as part of the overall regional drainage system.

As the Project would generally maintain the site's existing drainage pattern and because any increases in runoff due to paving can be retained by the golf course, the proposed Project would not result in substantial change to the existing drainage pattern of the site or area. Accordingly, with compliance of with the Hydrology Report, impacts would be less than significant. Therefore, implementation of the

²⁹ See Appendix D1.

proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

d. Would the project result in substantial erosion or siltation on-site or off-site?

EIR No. 470 Finding:

EIR No. 470 found that exposure of ground surfaces during grading would result in siltation. Furthermore, EIR No. 470 found that implementation of the NorthStar Specific Plan would increase the amount of impervious surfaces as compared to the conditions that existed at the time. EIR No. 470 indicated that increased surface runoff flows due to the increase in impervious surfaces would increase erosion and siltation on- and off-site. EIR No. 470 identified that the Project shall incorporate the current Best Management Practices and Best Available Technologies available at the time of application for pollution and erosion/siltation control permits. EIR No. 470 concluded impacts would be less than significant with implementation of mitigation.

No Substantial Change from Previous Analysis:

As mentioned, the proposed Project Site does not include any streams or rivers. The proposed modifications to the Specific Plan associated with the Project would change the uses allowed within the existing NorthStar Specific Plan Area as the proposed Arena would be allowed in a portion of the NorthStar Specific Plan Area currently planned for development of industrial park uses. For this reason, impacts associated with the Project would be similar to those identified in EIR No. 470, which disclosed that impacts associated with erosion and siltation hazards would be less than significant based on compliance with requirements of the RCFCWCD and the RWQCB. The Hydrology Report also analyzed prior sediment transport studies in the Project vicinity to determine bulking of flows is not required and sediment deposition on the NorthStar Specific Plan Area is minimal. Moreover, compliance with the NPDES permit involves preparation and implementation of a SWPPP for construction-related activities. The SWPPP would specify BMPs to minimize the potential for erosion and siltation to occur and would include specific Project Site measures to address the potential for temporary excavations. Typical BMPs that are implemented at construction sites to protect water quality include the implementation of straw bale barriers, plastic sheeting/erosion control blankets, and outlet protection measures. With mandatory adherence to the SWPPP requirements, effects associated with erosion and siltation would be maintained and less than significant.

Following implementation of the Project, the potential for erosion and siltation on the Project Site would be substantially reduced as a majority of the developed portion of the site would be covered with impervious surfaces and landscaped areas. As the Project would generally maintain the site's existing

drainage pattern, the proposed Project would not result in a substantial change to the existing drainage pattern of the site or area in a manner that would result in substantial erosion or siltation on- and off-site. Furthermore, the Project would be required to comply with the mitigation measures presented in EIR No. 470, which address erosion impacts and would further ensure that erosion and siltation impacts associated with the project remain below a level of significance. Accordingly, with compliance of the site-specific SWPPP, hydrology study, and mitigation measures identified in EIR No. 470, construction and operational impacts associated with erosion and siltation would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

e. Would the project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?

EIR No. 470 Finding:

EIR No. 470 noted that development of the NorthStar Specific Plan project would result in an increase in impervious surfaces which would result in increased runoff that would have the potential to result in flooding on- or off-site. EIR No. 470 identified that the project is located within a 100-year flood zone by both the Riverside County Safety Element and the Federal Emergency Management Agency, and therefore, may be susceptible to periodic flooding. The Approved Conceptual Drainage Plan was developed to protect all structures from 100-year flood damage, result in no net increase in runoff volumes and no net increase in flowrate to downstream areas, provide all weather access through public and private streets, maintain existing drainage patterns through the golf course, and provide basin area for future water quality needs. The Approved Conceptual Drainage Plan relies on the golf course grading and project development layout to meet the stated project drainage design goals. Incorporation of mitigation measures would reduce impacts to less than significant. These mitigation measures include establishing the development pad elevations using the localized HEC-RAS analysis as a basis, top-of-berm elevations set to a minimum of three feet above the computed and adjacent 100-year water surface elevation, a Letter of Map Revision to be submitted to the Federal Emergency Management Agency, landscaping be of desert type, providing an easement for conveyance of the drainage system, applying a NPDES construction permit, incorporating current BMPs and BATs, and complying with the requirements of the California State Water Quality Control Board.

No Substantial Change from Previous Analysis:

The drainage system for the NorthStar Specific Plan Area has been designed in accordance with RCFCWCD and RWQCB requirements. The Hydrology Report prepared for the proposed Project confirmed that implementation of the Project would not result in new or substantially increased flooding impacts as

compared to what was evaluated in EIR No. 470.³⁰ The proposed Project would include the following improvements to protect the Arena from the 100-year flood without increasing flood hazards on downstream properties:

- Raised arena and events center site, which lies 1.5 feet above the adjacent 100-year floodplain elevations;
- Diversion channel to golf course, which directs flow upstream of the arena site to the Classic Club golf course;
- Culvert and local drainage channel along Varner Road, which collects runoff from Varner Road as well as site runoff; and
- Outlet channel at the downstream of the NorthStar Specific Plan Area, which redistributes flows to match existing conditions.

As discussed above, compared to the Approved Specific Plan Conceptual Drainage Plan, the proposed Specific Plan Conceptual Drainage Plan shows that the project elements necessary for the drainage design goals in the Approved Specific Plan are unchanged. All essential components of the Approved Specific Plan Conceptual Drainage Plan are retained in the proposed Specific Plan Conceptual Drainage Plan. The net runoff volume would incrementally increase from 33.5 ac-ft to 34.5 ac-ft for a 100 year 24 hour storm. The small increase in the volume of net runoff generated by the proposed Project would be easily compensated for by small increases to the size of the basins in the proposed Project. The small local alterations in flow patterns on the interior of the project would not result in differences in the downstream flow conditions between the Specific Plan Conceptual Drainage Plan and the proposed Project. The overall runoff volume, flowrate, and the regional flow patterns would not change with the proposed Project.³¹ Thus, the proposed Specific Plan Conceptual Drainage Plan will preserve the flow conditions of the Approved Specific Plan without substantially changing the overall runoff volume, flowrate, or discharge flow patterns, leaving the regional and downstream flow conditions unchanged. The Proposed Project design is consistent the original design in the Approved Specific Plan as evaluated in EIR No. 470 and with the future CVWD Thousand Palms Flood Control Plan construction and will function as part of the overall regional drainage system.

Impacts associated with the rate or amount of surface runoff of the NorthStar Specific Plan would be similar to those identified in EIR No. 470, which identified that impacts associated with drainage, including absorption rates and surface runoff, would be less than significant based on compliance with the requirements of the RCFCWCD and the RWQCB. Implementation of the proposed drainage system would

30 See **Appendix D2**.

31 See **Appendix D1**.

provide for areas of infiltration of project runoff, which would contribute to decreased amounts of runoff from the site that could adversely affect downstream properties. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

f. Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

EIR No. 470 Finding:

EIR No. 470 identified that all water discharge systems were designed to meet federal, State, and county regulations and will be reviewed by applicable agencies to assure compliance with those laws.

No Substantial Change from Previous Analysis:

As the Project would generally maintain the site's existing drainage pattern, the proposed Project would not result in a substantial change to the existing drainage pattern of the site or area in a manner that would create or contribute runoff water that would exceed the capacity of the planned stormwater drainage systems or provide substantial additional sources of polluted water. The proposed Project would implement planned storm drain facilities that were identified in the Approved Specific Plan. Accordingly, with compliance with the Hydrology Report and mitigation measures identified in EIR No. 470, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

g. Would the project impede or redirect flood flows?

EIR No. 470 Finding:

EIR No. 470 noted that development of the NorthStar Specific Plan would result in an increase in impervious surfaces which would result in increased runoff that would have the potential to impede or redirect flood flows. The Approved Conceptual Drainage Plan was developed to protect all structures from 100-year flood damage, result in no net increase in runoff volumes and no net increase in flowrate to downstream areas, provide all weather access through public and private streets, maintain existing drainage patterns through the golf course, and provide basin area for future water quality needs. The Approved Conceptual Drainage Plan relies on the golf course grading and project development layout to meet the stated project drainage design goals. EIR No. 470 concluded that compliance with mitigation, impacts to impeding or redirecting flood flows would be reduced to less than significant. As such, EIR No. 470 concluded that with implementation, impacts to impeding or redirecting flood flows would be less than significant.

No Substantial Change from Previous Analysis:

As the Project would generally maintain the site's existing drainage pattern, the proposed Project would not result in a substantial change to the existing drainage pattern of the site or area in a manner that would create or contribute runoff water that would impede or redirect flood flows. Moreover, the hydrology study concluded that the proposed Project does not increase flood risk on adjacent properties. The proposed Project would also maintain or reduce flow rates downstream of the NorthStar Specific Plan. Therefore, the hydrology report concluded that implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

h. Would the project in flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?

EIR No. 470 Finding:

EIR No. 470 identified that the project is located within a 100-year flood zone by both the Riverside County Safety Element and the Federal Emergency Management Agency, and therefore, may be susceptible to periodic flooding. EIR No. 470 noted that the project shall provide an easement for conveyance of the future Mid-Valley Drainage System flows as required by CVWD. EIR No. 470 included mitigation measures requiring implementation of drainage improvements, payment of fees, and a floodplain analysis be conducted if required, which EIR No. 470 concluded would reduce impacts below to a level of significance. As such, with implementation of mitigation, EIR No. 470 found that impacts due to project inundation would be less than significant.

No Substantial Change from Previous Analysis:

Although the proposed Project is located within a 100-year flood zone, appropriate measures have been implemented in the Arena's design. Flood control improvements were designed for the Project's development to protect the Arena from the 100-year flood without increasing flood hazards on downstream properties. As discussed above, compared to the Approved Specific Plan Conceptual Drainage Plan, the proposed Specific Plan Conceptual Drainage Plan shows that the project elements necessary for the drainage design goals in the Approved Specific Plan are unchanged. The Proposed Project design is consistent the original design in the Approved Specific Plan as evaluated in EIR No. 470 and with the future CVWD Thousand Palms Flood Control Plan construction and will function as part of the overall regional drainage system.

General Plan Safety Element, Figure S-10, Dam Failure Inundation Areas, also shows that the Project Site is not subject to dam inundation hazards, including hazards associated with levees and dams. The Project

Site is not directly located near bodies of water; therefore, the Project Site would have no potential to be affected by seiche hazards. Therefore, the proposed Project would not result in the release of pollutants into the environment as a result of inundation by floods, tsunamis, or seiches, and impacts would be less than significant. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

i. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

EIR No. 470 Finding:

An NPDES permit shall be obtained prior to the start of grading. The Project shall incorporate the current Best Management Practices and Best Available Technologies available at the time of application for pollution and erosion/siltation control permits. The Project shall comply with the requirements of the California Water Quality Control Board. As such, with implementation of mitigation measures impacts would be less than significant.

No Substantial Change from Previous Analysis:

Impacts associated with water quality were evaluated for the entire NorthStar Specific Plan Area in EIR No. 470, which found that impacts to water quality would be less than significant with the incorporation of mitigation measures. The proposed modifications to the Specific Plan associated with the proposed Project would not increase the intensity of development acres within the Specific Plan or result in physical impacts to areas that were not previously analyzed in EIR No. 470. The Project would also incorporate the current Best Management Practices and Best Available Technologies available at the time of application for pollution and erosion/siltation control permits. Further analysis regarding groundwater management is above in response to Checklist Question b in this Section. Thus, impacts would be less than significant with mitigation identified in EIR No. 470. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to hydrology and water quality. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions the approval, as appropriate.

FL-1 The localized HEC-RAS analyses shall provide the basis for establishing the development pad and top-of-berm elevations along the southerly golf course boundary. Development pad elevations shall be set a minimum of 1.5 feet above the computed and adjacent 100-

year water surface elevation computed in the localized analyses. In instances where there is a difference between the water surfaces computed in the two localized HEC-RAS analyses, the higher computed water surface shall govern.

FL-2 The top-of-berm elevations shall be set a minimum of three feet above the computed and adjacent 100-year water surface elevation.

FL-3 A Letter of Map Revision shall be submitted to the Federal Emergency Management Agency based on the As-Built plans for the golf course conveyance and adjacent development grading.

FL-5 The proposed Project shall provide an easement for conveyance of the future Mid-Valley Drainage System flows as required by CVWD. The exact location of the proposed easement will be defined when the future Mid-Valley Drainage System is designed.

WQ-1 Pursuant to requirements of the State Water Resources Control Board, a State-wide general National Pollutant Discharge Elimination System (NPDES) construction permit shall apply to construction activities (clearing, grading, excavation, etc.) that result in the disturbance of five acres of land or activity that is part of a larger common plan of development of five acres or greater. Such permits shall be obtained prior to the start of grading activities.

WQ-2 The project shall incorporate the current Best Management Practices and Best Available Technologies (BMPs and BATs) available at the time of application for pollution and erosion/siltation control permits. Examples of BMPs and BATs include, but are not limited to:

- Energy dissipation structures and rip-rap at storm water discharge points to stabilize flow and reduce velocities;
- Desilting basins for pollutant and siltation control during construction, resource based if possible;
- Mulching of cleared or freshly seeded areas for erosion/sedimentation control;
- Geotextiles and mats for erosion control during construction, storm drain inlet/outlet protection for siltation control;
- Slope drains for erosion control, silt fences/sand bags barriers for siltation control during construction;
- Low water vegetation in landscaped areas;
- Selection of slope planting species with low fertilization requirements;
- Requiring permanent irrigation systems to be inspected on a regular basis and properly maintained.

WQ-3 The project shall comply with the requirements of the California State Water Quality Control Board.

4.1.11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
24. Land Use					
<i>Would the project:</i>					
a. 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: *Riverside County General Plan*; *WCVAP*; Project Application Materials.

a. Would the project 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?

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan project is within the area designated by the County for development as well as the Western Coachella Valley Area Plan (WCVAP). The project conformed to the following County of Riverside General Plan, Western Coachella Valley Area Plan Policies:

WCVAP 1.2 Coordinate with local agencies to ensure adequate service provision for all development within the Policy Area.

WCVAP 1.6 Require that development be sensitive to and retain the unique topographical features within and adjacent to the planning area.

WCVAP 1.7 Ensure a mix of land uses that creates a vital, economically and environmentally healthy area that is supportive of transit and other forms of alternative modes of transportation, promotes walkability and civic life, and provides a variety of housing, civic, employment, and open space opportunities throughout the planning area. General land uses may include a mix of:

- Regional and local serving commercial uses;
- Tourist facilities;
- Residential densities from Medium to High Density Residential'
- Active and passive open space area;
- Mixed Use;
- Cultural, educational, and civic uses;
- Transit facilities;
- Employment intensive office and business park uses; and
- Light Industrial uses north of Interstate 10.

WCVAP 1.8 Incorporate open space and recreational amenities into the planning area in order to enhance recreational opportunities and community aesthetics.

WCVAP 1.9 Apply the City of Rancho Mirage's adopted standards for median strips along specific roadways as those roadways extend into the City's Sphere of Influence.

As approved, the NorthStar project is intended to provide commercial, industrial, recreational, and residential land uses to meet economic and recreational needs within the Coachella Valley. The project proposed to provide a mixed-use master planned development along the I-10 corridor with an unified design character providing a sensitive interface between the mixed-use development, the golf course and the Coachella Valley Preserve. EIR No. 470 concluded that the project would be consistent with the General Plan and all other policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect. EIR No. 470 concluded impacts due to a conflict with applicable land use plans, policies, and regulations would be less than significant.

No Substantial Change from Previous Analysis:

The WCVAP was updated on December 10, 2019. The primary land use policies identified and analyzed in EIR No. 470 were not changed in the update of the WCVAP.³²

32 Riverside County General Plan, Western Coachella Valley Area Plan, Revised December 10, 2019.

The adopted Specific Plan contains the following project objectives:

1. Provide a comprehensive land use plan that identifies development scenarios which designate the distribution, location, and extent of land uses;
2. Address the land use issues associated with development of the NorthStar Specific Plan in sufficient detail to ensure that the subject site develops in a manner consistent with the intent of the General Plan; protects the public health, safety and general welfare; complements zoning and land uses on adjacent properties and is suitable and appropriate for the subject property;
3. Incorporate project design standards which encourage creativity and excellence;
4. Develop a mixed-use project with world class residential, commercial, and resort components; and
5. Develop a project that ensures the public's health, safety and welfare.

The adopted Specific Plan currently allows a mix of residential and non-residential uses, including a range of commercial and light industrial uses. This Project proposes the addition of Planning Area 11 and the construction of the Arena within the NorthStar Specific Plan Area. The proposed Project includes a general plan amendment to alter the land use designation from Western Coachella Valley Area Plan – Business Park to Western Coachella Valley Area Plan – Commercial Tourist for proposed Planning Area 11. A zone change is also requested from the SP-343 NorthStar Specific Plan zone – Planning Area 8 (Business Park) to the SP-343 NorthStar Specific Plan – Planning Area 11 (Arena and Event Venue) zone for the Project Site. The proposed Project would reduce the proposed industrial park area from approximately 69.60 to 28.20 acres and the amount of associated development from approximately 1,200,000 square feet to 381,035 square feet in the NorthStar Specific Plan Area to accommodate the development of the Arena (a total of approximately 41.4 acres and 295,000 square feet). While the proposed Project would reduce the industrial park area and amount of associated development, the proposed Specific Plan would expand the range of commercial uses with development of the Arena and would not change the other land uses in the adopted Specific Plan. The type and range of uses allowed by the Specific Plan would continue to be consistent with the objectives of the NorthStar Specific Plan and the applicable policies in the WCVAP.

Additionally, the proposed Specific Plan land uses would continue to provide a comprehensive land use plan and a mixed-use project with residential, commercial, resort, and sports and entertainment components. As proposed, Planning Area 11 would be compatible with the configuration of the surrounding planning areas in the NorthStar Specific Plan Area and the uses allowed in these areas. As discussed in Section 4.1.1, Aesthetics, the proposed Arena height at approximately 65 feet would be below the maximum height of buildings currently allowed by the adopted Specific Plan and analyzed in EIR No. 470. As such, the proposed Arena would be suitable and appropriate for the Project Site and would incorporate design standards in accordance with the Specific Plan objectives.

Therefore, the proposed Amendment would remain consistent with the policies in the WCVAP and adopted Specific Plan objectives. The proposed Specific Plan would remain consistent and not result in any conflicts with the policies or requirements as established by the general plan, the North Star Specific Plan, the WCVAP, including policies and requirements adopted for the purpose of avoiding or mitigating an environmental effect. With the approval of the general plan amendment and zone change, the addition of Planning Area 11 and development of the Arena would not conflict with any land use plan, policy, or regulation and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

b. Would the project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan would not disrupt or divide the physical arrangement of an established community. While the North Star Specific Plan project is separated from the City of Palm Desert by the I-10, it is not within the sphere of influence within any City. Therefore, EIR No. 470 concluded that impacts would be less than significant.

No Substantial Change from Previous Analysis:

The proposed Project would not result in the physical disruption or division of any established communities. Planning Area 11, the portion of the specific plan subject to the proposed Project, is presently vacant. As proposed, Planning Area 11 would be compatible with the configuration of the surrounding planning areas in the NorthStar Specific Plan Area and the uses allowed in these areas. No impacts would occur; therefore, implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required in regard to land use and planning. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

4.1.12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
25. Mineral Resources					
<i>Would the project:</i>					
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Riverside County General Plan, Multipurpose and Open Space Element, Figure OS-6, "Mineral Resource Zones."*

Since the time of the certified EIR, Checklist Questions for Section 4.1.12, Mineral Resources, have been updated in the CEQA Guidelines Appendix G Checklist. To determine whether the proposed Project would result in new impacts or an increase in the severity of previously identified impacts as analyzed by EIR No. 470 on the existing environmental conditions of the NorthStar Specific Plan Area, provided below is an update to the environmental information and analysis of the impacts of the proposed Project using the Checklist Questions from the current CEQA Guidelines Appendix G Checklist.

- a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?*
- b. Would the project 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?*

EIR No. 470 Finding:

EIR No. 470 identified that there are no mineral resources recovery areas on or near the NorthStar Specific Plan Area. EIR No. 470 determined that no impacts would occur in regard to mineral resources; therefore, the project would not result in the loss of availability of a known mineral resource.

No Substantial Change from Previous Analysis:

The Project Site is located within a Mineral Resources Zone 3 (MRZ-3) identified in the County's 2015 General Plan.³³ Pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA), MRZ-3 is defined by the State of California Department of Conservation SMARA Mineral Land Classification Project as an area "where the available geologic information indicates that mineral deposits are likely to exist, however the significance of the deposit is undetermined."³⁴ Additionally, the Project Site was approved for development, industrial park uses, with approval of the NorthStar Specific Plan. The proposed Amendment to change the use on the Project Site to the Arena would not change the impacts previously disclosed in EIR No. 470. Therefore, the proposed Project does not have the potential to result in the loss of availability of a known mineral resource or of the locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Therefore, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed and EIR No. 470.

- c. Would the project potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?*

EIR No. 470 Finding:

EIR No. 470 identified that there are no mineral resources recovery areas on or near the NorthStar Specific Plan Area. EIR No. 470 determined that no impacts would occur in regard to mineral resources; therefore, the Project would not result in exposure to hazards from proposed, existing, or abandoned quarries or mines.

33 County of Riverside General Plan 2015. Chapter 5: Multipurpose Open Space Element. Figure OS-6: Mineral Resource Zones. Accessed October 2020. <https://planning.rctlma.org/General-Plan-Zoning/General-Plan>.

34 County of Riverside General Plan 2015. Chapter 5: Multipurpose Open Space Element. Accessed October 2020. <https://planning.rctlma.org/General-Plan-Zoning/General-Plan>.

No Substantial Change from Previous Analysis:

Onsite lands and Lands abutting the Project Site do not include any active or abandoned mining or quarry operations. Therefore, the Project would not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine and would not expose people or property to hazards from mines or quarries. Accordingly, impacts would be less than significant and implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required in regard to mineral resources. As the Project would not result in new impacts or increase the severity of impacts of a previously identified significant impact as analyzed in EIR No. 470, no mitigation measures are required.

4.1.13 Noise

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
26. Airport Noise					
<i>Would the project:</i>					
a. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. For a project within the vicinity of a private airstrip, 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Riverside County General Plan, Figure S-20, "Airport Locations"; County of Riverside Airport Facilities Map; Riverside County EIR No. 470.*

Since the time of the certified EIR, Checklist Questions for Section 4.1.13, Noise, have been updated in the CEQA Guidelines Appendix G Checklist. To determine whether the proposed Project would result in new impacts or an increase in the severity of previously identified impacts as analyzed by EIR No. 470 on the existing environmental conditions of the NorthStar Specific Plan Area, provided below is an update to the environmental information and analysis of the impacts of the proposed Project using the Checklist Questions from the current CEQA Guidelines Appendix G Checklist.

- a. Would the project for a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?*
- b. Would the project for a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

EIR No. 470 Finding:

EIR No. 470 identified that the Project Site is outside all airport compatibility zones, all approach, transitional, horizontal, and conical surfaces and 55 Community Noise Equivalent Level (CNEL) noise contour. EIR No. 470 determined that the NorthStar Specific Plan was not located within the vicinity of any public or private airstrip. Therefore, impacts resulting from airport noise would be less than significant.

No Substantial Change from Previous Analysis:

As mentioned above in Section 4.1.9, Hazards and Hazardous Materials, EIR No. 470 identified the Bermuda Dunes Airport is the closest airport to the NorthStar Specific Plan Area. It is approximately 4 miles southeast of the property. Accordingly, impacts would be less than significant and implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact related to airport noise as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required in regard to airport noise. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
27. Noise Effects on or by the Project					
<i>Would the project:</i>					
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, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: *Riverside County General Plan*, Table N-1 (Land Use Compatibility for Community Noise Exposure); US Department of Transportation, *Construction Noise Handbook*, Chapter 9.0 (August 2006); Project Application Materials; Meridian Consultants, LLC, *Noise Study for the Addendum to the NorthStar Specific Plan* ("Noise Study," see **Appendix E**).

a. *Would the project 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, noise ordinance, or applicable standards of other agencies?*

EIR No. 470 Finding:

EIR No. 470 analyzed impacts related to noise associated with construction and operation of the land uses proposed under the NorthStar Specific Plan. EIR No. 470 determined that all construction would conform to Ordinance 457.90, Section 1G of the Riverside County Building and Safety Department. Specifically, no construction activities would be undertaken between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May when a construction site is within one-quarter mile of an occupied residence(s). Moreover, EIR No. 470 included mitigation measures to reduce construction noise from construction. As such, construction noise impacts were found to be less than significant with mitigation.

Mobile sources on nearby roadways were the primary concerns for long-term operational noise impacts associated with the NorthStar Specific Plan. EIR No. 470 studied roadway noise for 24 roadway segments to determine if the NorthStar Specific Plan would result in a 3 dBA increase in sound (e.g., doubling the volume of traffic on a roadway). EIR No. 470 concluded that while several roadways including Varner Road and Interstate 10 would experience a 3 dBA noise increase, these increases would either occur in areas absent of sensitive receptors or would be masked to imperceptible levels due to freeway background noise. However, EIR No. 470 determined cumulative noise impacts from roadway noise would be significant and unavoidable. EIR No. 470 also determined that noise exposure at outdoor spaces from combined maximum freeway noise would be 65 dBA. The maximum estimated noise exposure for usable recreational space would meet, but not exceed Riverside County Standards, and impacts were determined to be less than significant.

EIR No. 470 analyzed on-site noise impacts and determined that a common area of noise conflict is often found at the interface between commercial and residential uses, for example when delivery docks and truck alleys behind stores are located near residential or other sensitive uses. These potential impacts can be mitigated by shielding loading docks on the commercial establishment. Under EIR No. 470, the retail and industrial uses associated with Planning Areas 7 and 8 would not backup to noise-sensitive uses in Planning Areas 2, 3, 4, 5, and 6B which border Planning Areas 7 and 8 to the north. Moreover, per County standards EIR No. 470 determined that the southernmost tier of residential uses would require interior noise protection. Specifically, a maximum exterior noise exposure for residential uses of 65 CNEL requires 20 dBA of structural attenuation to meet County standards. The noise reduction potential for standard wood-frame construction with single-paned, closed windows is 20 dBA. With upgraded dual pane windows, noise reduction of 30 dBA can be achieved. However, tightly closed windows require a supplemental source of ventilation, i.e. air conditioning and a supplemental fresh air intake duct. To make sure that proposed development will be compatible with neighboring uses, the County may require a separate noise study and mitigation measures in the plot plan review process for individual projects. As such, on-site noise impacts were found to be less than significant with mitigation.

No Substantial Change from Previous Analysis:

Construction

A Noise Report was prepared to assess the potential noise impacts associated with the proposed Project in order to confirm that the potential for noise impacts for the proposed Project would not result in new or substantially increased noise impacts beyond what was disclosed by EIR No. 470. The Noise Study is provided in **Appendix E** to this addendum. The report concluded that the implementation of the proposed Project would not result in new or substantially increased noise impacts beyond what was disclosed by EIR No. 470 as discussed below. Construction activities that would occur during the proposed Project's

construction phases would generate both steady-state and episodic noise that would be heard both on and off the Project Site. Each phase involves the use of different types of construction equipment and, therefore, has its own distinct noise characteristics. The Project would be constructed using typical construction techniques; no blasting, impact pile driving, or jackhammers would be required.

There are no sensitive receptors within 500 feet of the Project Site. The nearest sensitive receptors to the Project Site are residential uses approximately 615 feet to the south across Interstate 10. The noise levels from construction activity at a reference distance of 50 feet and at the sensitive receptors are shown in **Table 13: Construction Maximum Noise Estimates**. As shown, construction noise levels would result in a maximum increase of 27.7 dBA above the exterior residential standard of 65 dBA at a distance of 50 feet. Moreover, construction noise would result in a maximum increase of 5.9 dBA above the exterior residential standard of 65 dBA at the nearest residential uses.

Table 13
Construction Maximum Noise Estimates

Noise Receptor (feet)	Max Leq	Exterior Residential Noise Standard (dBA)	Maximum Noise Increase over Noise Standard without Regulatory Compliance Measures (dBA)
Reference Distance (50 feet)	92.7	65	+27.7
Nearest Sensitive Receptors (615 feet)	70.9	65	+5.9

Note: Refer to **Appendix E** for Noise Study.

The Project would implement common construction best management practices such as the use of optimal muffler systems for all equipment would reduce construction noise levels by approximately 10 dB or more. Additionally, limiting the number of noise-generating heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously used on the Project Site to no more than one or two pieces of heavy-duty off-road equipment would further reduce construction noise levels by approximately 14 dBA. Additionally, limiting the number of noise-generating heavy-duty construction equipment to two (2) pieces operating simultaneously would reduce construction noise levels by approximately 5 dB. With implementation of these common practices, construction noise levels would be reduced by a minimum of 29 dB.

The Project would comply with Section 9.52.020 of the RCMC which exempts construction noise within one-quarter mile of an inhabited dwelling provided that construction does not occur between the hours of 6:00 PM and 6:00 AM during the months of June through September, and between the hours of 6:00 PM and 7:00 AM during the months of October through May. Moreover, with implementation of common construction best management practices, the Project would not exceed the exterior residential standard of 65 dBA at the nearest residential uses during construction. As such, the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Operation

Similar to EIR No. 470, the Noise Study analyzed roadway noise for 17 intersections to determine if the proposed Project would result in a 3 dBA increase in sound (e.g., doubling the volume of traffic on a roadway). The Noise Study analyzed the difference in traffic noise between existing conditions and existing plus Project conditions which represents the increase in noise attributable to Project-related traffic. The Noise Study found that the maximum noise level increases during the PM peak hour along analyzed roadways would be 3.2 dBA along Varner Road east of Cook Street (Intersection 4). Thus, the Project would result in a permanent increase in noise levels and vehicular related noise impacts under the Existing Plus Project scenario. Moreover, the Noise Study analyzed cumulative conditions and found that future roadway noise from Project implementation would result in a maximum noise level increase of 3.2 dBA along Varner Road east of Cook Street (Intersection 4). It should be noted that the Project would not result in a 3 dBA increase along any other roadway segment. Moreover, similar to EIR No. 470 these increases would not occur in an area with sensitive receptors present.

The proposed Project would reduce the size of Planning Area 8 and make minor adjustments to the boundaries of Planning Areas 4, 6, and 7 in order to accommodate the addition of new Planning Area 11. Accordingly, a portion of the previously identified Industrial Park within Planning Area 8 would instead be developed into a new multi-purpose arena, event center, and training facility with practice ice, public open space, surface parking, and a retail skate shop.

Up to 46 AHL games would be held annually at the Arena, comprised of one to four pre-season games, thirty-four 34 regular season games, and, if the team reaches the post-season, between one to eight playoff games. The majority of home games would start at 7:00 P.M. and run approximately 2-1/2 hours in duration. Home games would be evenly split between weekdays and weekends. Additionally, up to 138 non-AHL game events could occur annually at the Arena including concerts, family shows, other sporting events, and other events. There would be an estimated 45 annual concerts, with a maximum attendance

of approximately 11,700 patrons.³⁵ Concerts would typically occur on Friday and Saturday evenings within a 7:00 P.M. to 11:00 P.M. window. There would be an estimated 38 annual family shows which would occur in the daytime and evening periods (2:00 – 5:00 P.M., and 7:00 – 10:00 P.M.). The estimated average attendance at a family show would be 4,000 patrons, and maximum attendance would be 5,000 patrons. There would be an estimated 10 other sporting events annually. The estimated average attendance for other sporting events would be 7,000 patrons, with the estimated maximum attendance the same as maximum seating capacity for concerts (10,000) about twice per year. There would be an estimated 20 rental uses of the Arena annually, with an estimated average attendance level of 800 patrons and maximum attendance for 3,000 patrons. When open to the community, it is expected an average of twenty (20) to forty (40) people would use the facility per hour 7 days per week for six to eight hours per day.

All events associated with the Arena would occur indoors. According to the Transportation Analysis Report, there would be a short duration of peak arena traffic (i.e., two hours per event – the pre-event and post-event hours).³⁶ Thus, parking lot noise would occur for approximately one hour pre-event and one hour post-event. The Arena parking lots would be accessible by four driveways along Varner Road. As previously mentioned, there are no existing sensitive receptors within 500 feet of the Project Site. The nearest sensitive receptors include residential uses approximately 615 feet to the south across I-10. On-site operational noise from the Project would be imperceptible at the nearest sensitive receptors due to freeway background noise and distance from Project Site. The new boundaries of the Industrial Park within Planning Area 8 would border a majority of the northern portion of Planning Area 11, creating a buffer between the proposed east Arena parking lot and the residential uses within Planning Area 6B. The remaining northern portion of Planning Area 11 would be bordered by residential uses which would be setback to create a buffer between the proposed Arena, the four proposed driveways, and the traffic noise along Varner Road and the I-10 freeway. Specifically, the nearest on-site residential uses would be located approximately 230 feet from the Arena. Moreover, similar to EIR No. 470 the proposed residential uses would be required to include interior noise protection features to meet County standards. As such, on-site operational noise would not have a significant impact on the proposed residential uses.

The Proposed Specific Plan, which includes the Project, would not result in a substantial increase in the number of trips previously analyzed in EIR No. 470 for the Approved Specific Plan.³⁷ As the Proposed Specific Plan would not substantially increase trips, there would also not be a substantial increase in

³⁵ The Arena would provide 9,918 seats for hockey games. For non-AHL events with a maximum attendance of 11,700 patrons and requiring a larger floor area, a portion of the Arena would contain retractable seating.

³⁶ See **Appendix F1**.

³⁷ See **Appendix F1**.

mobile sources of noise. Thus, the roadway noise from the Proposed Specific Plan would also not result in a substantial increase compared to the roadway noise from Approved Specific Plan. On-site ambient noise from building operations would be the similar to what was analyzed under EIR No. 470 and nearby sensitive receptors would be designed to include structural noise attenuation features to meet County standards. The Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

b. Would the project generation of excessive ground-borne vibration or ground-borne noise levels?

EIR No. 470 Finding:

EIR No. 470 noted that the portions of the NorthStar Specific Plan that could generate vibration or ground-borne noise would be from the proposed industrial, commercial, and/or business uses. EIR No. 470 identified that a Plot Plan application would be required to submit reports describing proposed methods for handling vibration to ensure impacts would be less than significant. EIR No. 470 concluded that with implementation of mitigation measures, impact would be less than significant.

No Substantial Change from Previous Analysis:

The Noise Report assessed the potential vibration impacts associated with construction of the proposed Project. **Table 14: Construction Vibration Levels Estimates—Building Damage** presents construction vibration impacts associated with on-site construction in terms of building damage. It is important to note pile driving would not be required during construction.

As shown in **Table 14**, the forecasted vibration levels due to on-site construction activities would not exceed the building damage significance threshold for vibratory rollers, large bulldozers, caisson drilling, loaded trucks, jackhammers, and small bulldozers at a reference distance of 50 feet or at the nearest sensitive receptors. There are no sensitive receptors within the NorthStar Specific Plan Area. The nearest sensitive receptors are 615 feet south across Varner Road and I-10. The Project would be required to submit reports describing proposed methods for handling vibration to ensure impacts would be less than significant. As such, the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Table 14
Construction Vibration Level Estimates—Building Damage

Receptor (feet)	Estimated Vibration Velocity Levels at the Nearest Off-Site Structures from the Project Construction Equipment						Significance Threshold (PPV ips)
	Vibratory Roller	Large Bulldozer	Caisson Drilling	Loaded Trucks	Jackhammer	Small bulldozer	
FTA Reference Vibration Levels at 25 feet							
	0.210	0.089	0.089	0.076	0.035	0.003	
Reference Distance (50 feet)	0.074	0.031	0.031	0.027	0.012	0.001	0.5
Nearest Sensitive Receptors (615 feet)	0.002	0.001	0.001	0.001	0.000	0.000	0.5

Source: US Department of Transportation, Federal Transportation Authority, Transit Noise and Vibration Impact Assessment
Note: Refer to **Attachment B** for construction vibration worksheets.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address noise impacts. These measures, which are listed below, would continue to apply to the proposed project and would be enforced as part of the Project’s conditions the approval, as appropriate.

- N-1** The southern tier of residential uses, and south-facing non-residential uses, shall have adequate structural noise protection to achieve a minimum -20 dB structural attenuation.
- N-2** Heavy equipment operations within one-fourth mile of any occupied dwelling shall comply with time limits in the Riverside County Code.
- N-3** All construction equipment shall utilize noise reduction features (e.g. mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.

4.1.14 Paleontological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
28. Paleontological Resources					
<i>Would the project:</i>					
a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Figure OS-8, "Paleontological Sensitivity"; Phase 1 Cultural Resources Assessment of a 1,600-Foot Extension of the Imperial Irrigation District Distribution Line in Support of the Coachella Valley Arena Project, near Thousand Palms, Riverside County, California ("Cultural Resources Technical Report," Appendix J).

a. Would the project directly or indirectly destroy a unique paleontological resource, or site, or unique geological feature?

EIR No. 470 Finding:

EIR No. 470 identified that encountering paleontological resources on and in the vicinity of the NorthStar Specific Plan Area has a low probability. As no paleontological resources were found during the survey of the property. As such, no significant impacts regarding paleontological resources were anticipated. However, EIR No. 470 identified mitigation requiring monitoring for earthwork activities. As such with implementation of mitigation, EIR No. 470 determined impacts to paleontological resources would be less significant.

No Substantial Change from Previous Analysis:

Onsite

There is a potential for the proposed Project's excavation activities to uncover previously unknown resources on site. While fill has occupied and grading has been done on site, the excavation during construction to accommodate development of the Arena would reach depths not previously disturbed during mass grading. Accordingly, the proposed Project would be required to implement the mitigation measures that were identified in EIR No. 470. Impacts to paleontological resources associated with the proposed Project would be within the scope of analysis of EIR No. 470, and, consistent with the findings of EIR No. 470. With implementation of these mitigation measures, the proposed Project would not result

in any new impacts or increase in the severity of a previously identified significant impact beyond that which was evaluated and mitigated in EIR No. 470.

Offsite

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from improvements to these existing facilities. Additionally, as part of the Project, a 1,600-foot extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit would be installed to connect these two existing lines. The construction area along this straight route would be approximately 40 feet in width, outside of, but adjacent to the Coachella Valley Preserve. This area is disturbed by existing dirt roads. A cultural resources survey and report (Cultural Resources Report) was prepared to determine whether the construction and operation of this improvement would result in substantial adverse effects to paleontological resources.

According to the Cultural Resources Report, the Project Site is entirely made up of the Myoma Soil Series. Because the Myoma soil is young and has unstable geomorphic surfaces, there is a potential for archaeological sites to be buried in it, the probability of which is regarded as moderate to moderately high. With implementation of the mitigation measures identified in EIR No. 470, the proposed Project would not result in any new impacts or increase in the severity of a previously identified significant impact beyond that which was evaluated and mitigated in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to paleontological resources. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions the approval, as appropriate.

CPR-1 Grading shall be observed by a qualified archaeological and Native American monitor to watch for cultural and paleontological resources. Shall a subsurface resource be encountered during grading operations, the grading shall be halted and diverted from the area and a qualified archaeologist shall be contacted to determine whether or not the find is significant and warrants testing.

CPR-2 In addition to a qualified archaeological monitor, an approved cultural resources monitor shall be retained. The monitor may request that destructive construction halt and the monitor shall notify a qualified (Secretary of the Interior's Standards and Guidelines) Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to

the State Historic Preservation Officer, County Historic Preservation Officer and the Agua Caliente Cultural Resource Coordinator. This monitor shall be selected by the Agua Caliente tribe, from a list of approved monitors from the Native American Heritage Commission.

CPR-3 Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land developer for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Shall the archeologist, after consultation with the appropriate Native American tribe(s) find that potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, Native American observer(s), and the excavation and grading contractor shall take place. During grading operations, the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer(s) shall actively monitor all project related grading and construction and, when deemed necessary in the professional opinion of the retained archaeologist and the Native American Observer(s) shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources.

CPR-4 Prior to the issuance of grading permits, the NAME, ADDRESS, and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the Building and Safety Grading Division. If the retained archaeologist, after consultation with the appropriate Native American(s), finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

CPR-5 If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of the origin and disposition pursuant to Public Resource Code Section 5097.98. The County Coroner shall be notified immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission, which shall determine and notify the appropriate Native American Tribe who is the most likely descendent. The descendent shall inspect the site of the discovery and make recommendations as to the appropriate mitigation. After the recommendations have been made, the land divider, Native American Tribal representative(s), and the County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

4.1.15 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
29. Housing					
<i>Would the project:</i>					
a. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Riverside County General Plan, Housing Element; Riverside County EIR No. 470.*

Since the time of the certified EIR, Checklist Questions for Section 4.1.15, Population and Housing, have been updated in the CEQA Guidelines Appendix G Checklist. To determine whether the proposed Project would result in new impacts or an increase in the severity of previously identified impacts as analyzed by EIR No. 470 on the existing environmental conditions of the NorthStar Specific Plan Area, provided below is an update to the environmental information and analysis of the impacts of the proposed Project using the Checklist Questions from the current CEQA Guidelines Appendix G Checklist.

a. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

EIR No. 470 Finding:

EIR No. 470 identified that a total of 700 dwelling units would result upon buildout of the NorthStar Specific Plan project, which would result in an additional population of approximately 1,540 persons residing in the NorthStar Specific Plan Area. EIR No. 470 also concluded that the project would not result in displacement of housing or residents, necessitating the construction of replacement housing elsewhere as the site did not contain any existing housing units.

No Substantial Change from Previous Analysis:

The Project Site is presently vacant and there are no existing residences on the site. Accordingly, the reduction in Planning Area 8, Industrial Park, from 69.6 acres to 28.2 acres to accommodate new Planning Area 11, totaling 41.4 acres, would not displace a substantial number of existing housing or residents, and would not result in the need to construct replacement housing elsewhere. Implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

b. Would the project create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan project proposed a variety of land uses including residential, commercial, and recreational uses. EIR No. 470 determined that the project would generate a substantially greater number of employment opportunities within the project area that was projected to occur under the previous specific plan, SP No. 151, adopted for the site. It was also estimated that more than half of the potential employment opportunities created by the project may be filled by immigrants to the Coachella Valley. The project proposed the inclusion of just over 700 new residential dwelling units, which would result in an increased population of approximately 1,540 persons residing in the NorthStar Specific Plan Area. EIR No. 470 concluded that impacts related to housing would be less than significant.

No Substantial Change from Previous Analysis:

The proposed Project would result in the reduction in Planning Area 8, which would develop industrial uses, to accommodate new Planning Area 11 and construction of the Area. The Project would not change the amount of residential development allowed by the Approved Specific Plan. On non-event days there would be up to sixty (60) regular employees at the Arena. On event days there would be a minimum of twenty (20) event employees and a maximum of 125 event employees in addition to the regular

employees depending on the event type. It is anticipated that these employees would come from the existing employment pool within the County. Additionally, the AHL team members would be expected to live near the Project Site, either within the NorthStar Specific Plan Area or within the surrounding communities. However, the AHL team members would live in the area only during the AHL season in hotels or nearby existing apartments. The employees and addition of the AHL team members as temporary residents of the surrounding area would not result in new or substantially increased impacts related to demand for additional housing previously analyzed in EIR No. 470 as this demand would be offset by the reduction in business park employees associated with the reduction in the size of the business park planning area to accommodate the new planning area for the Arena.

c. Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

EIR No. 470 Finding:

The NorthStar Specific Plan site would result in increased demand for the roadway systems, utilities, community institutions, medical, education, and cultural needs. The proposed NorthStar Specific Plan would not induce population growth beyond those articulated in regional growth forecasts for the Coachella Valley and furthers the goals and policies for population, employment and housing in the sub region by improving the current jobs/housing balance. EIR No. 470 concluded that impacts related to project-induced substantial population growth would be less than significant.

No Substantial Change from Previous Analysis:

The proposed Project would result in changes to the internal configurations of land uses within the Approved Specific Plan, specifically, the reduction in Planning Area 8, which permits business park uses, to accommodate new Planning Area 11 and construction of the Area.

As discussed above, the attendees of the various events hosted at the Arena and the users of the hockey training facility would come from the existing surrounding population in unincorporated Riverside County, Palm Desert, and other nearby cities. It is anticipated that these patrons would be existing residents of the County and would thus not result in any population growth. Compared to the intensity of development acres that was previously approved and analyzed in EIR No. 470, the proposed Project would not include any increase in the number of dwelling units within the Project Site or within the NorthStar Specific Plan Area as a whole. There are no components of the proposed Project that would result in a substantial inducement to population growth beyond the growth anticipated with the approval of the NorthStar Specific Plan. The population impacts associated with the NorthStar Specific Plan would not change as a result of the implementation of this Project. Therefore, implementation of the proposed

Project would not result in any new impacts or increase the severity of a previously identified significant impacts as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

The mitigation measures introduced by EIR No. 470 apply to the residential uses allowed by the North Star Specific Plan. The mitigation measures identified in EIR No. 470 related to population and housing would not apply to the construction and operation of the Arena. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

4.1.16 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
<p><i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:</i></p>					
30. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Safety Element, Figure S-13, "Inventory of Fire Facilities"; Riverside County EIR No. 470.

- a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the 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 fire services?*

EIR No. 470 Finding:

EIR No. 470 noted that the NorthStar Specific Plan site would result in an increase in population and residential, commercial, and industrial uses and school and would result in an increased need for fire emergency services/facilities. EIR No. 470 determined that the NorthStar Specific Plan represented an intensification of land uses that would result in approximately 1,540 persons residing in the NorthStar Specific Plan Area and up to 1,415 part time guests, given the nature of businesses attributed to the project (hotel, golf course, retail shops, restaurants, business offices, commercial stores etc.); in a busy season, operating at full capacity, the project could employ as many as 7,000 employees. This means that when operating at full capacity, the project would generate approximately 10,310 people. (This number is high, considering that some residents may also be employed by the project and the project is expected

to operate at an average capacity of 70%, much of the time.) EIR No. 470 concluded that the NorthStar Specific Plan would result in less than significant impacts with mitigation incorporated. Mitigation measures included the applicant's participation in the existing Fire Protection Impact Mitigation Program, Fire Department review and approval of water mains and fire hydrants providing fire flows and constructed in accordance with the Riverside County Fire Code, fire retardant roofing material on all site structures, and meeting or exceeding standards addressed in Riverside County Ordinances 460 and 787 with respect to access, fire flow, and signage. EIR No. 470 also noted the project would contribute to potential significant cumulative impacts.

No Substantial Change from Previous Analysis:

Impacts associated with fire protection services were evaluated and disclosed in EIR No. 470, which found that such impacts would result in a potentially significant cumulative impact. EIR No. 470 identified mitigation measures that would apply to this proposed Project where applicable. The Riverside County Fire Department is currently planning a new fire station within the City of Palm Desert along Gerald Ford Drive to meet increased demand for services from growth in the City and surrounding areas. The NorthStar Specific Plan Area will be served by this planned new station. The Project would not change the amount of residential development allowed by the Approved Specific Plan. As a result, the proposed Project would not include any increase in the number of dwelling units within the NorthStar Specific Plan Area that was previously approved and analyzed as part of EIR No. 470. However, the Riverside County Fire Department identified the Arena would generate additional calls for service that would contribute to the need for this new facility. As a result, the Project would contribute to cumulative impacts from growth in the area. The Project Applicant would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance, which requires a fee payment to assist the County in providing for fire protection services, which would be mitigation for the Project's contribution of cumulative impacts on fire services. Furthermore, the Arena would provide adequate fire safety measures (sprinklers, hydrants, etc.) on-site. Therefore, implementation of the proposed Project would not result in any project or cumulative new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to fire services. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions the approval, as appropriate.

- F-1 The applicant shall participate in the existing Fire Protection Impact Mitigation Program (currently \$400.00 per dwelling unit and \$0.25 per square foot of commercial/industrial buildings) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or purchase equipment to cover new development.
- F-2 All water mains and fire hydrants providing fire flows shall be constructed in accordance with the appropriate sections of the Riverside County Fire Code. The Fire Department shall review and approve such mains and hydrants prior to construction.
- F-3 All on-site structures shall be constructed with fire-retardant roofing material as described in the 1998 California Fire Code. Wood shingles shall not be allowed within the Project.
- F-4 All development shall meet or exceed standards addressed in Riverside County Ordinance 460 and 787 with respect to access, fire flow, and signage.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:</i>					
31. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County EIR No. 470.

- a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the 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 sheriff services?*

EIR No. 470 Finding:

EIR No. 470 noted that the NorthStar Specific Plan site would result in an increase in population and residential, commercial, industrial, and school uses and would result in increased need for sheriff's services/facilities. EIR No. 470 determined that the NorthStar Specific Plan represents an intensification of on-site land uses. The current Specific Plan would result in approximately 1,540 persons residing in the NorthStar Specific Plan Area. EIR No. 470 concluded that the NorthStar Specific Plan would result in less than significant impacts for law enforcement services in the region after implementation of mitigation

measures. Mitigation measures included County Sheriff's Department review and condition of Tentative Tract Map entitlements with any necessary site-specific design features and capital impact fees in effect at the time prior to approval; Sheriff's Department review of road and gate design plan for access; project employment of full time, State-certified security personal to assist with seasonal, special events, special promotions, and high occupancy times; an internal location map posted at the entrance gates and an area map available at the gate or office; and Neighborhood Watch Program and Crime Free Multi Housing Program given to new owners. EIR No. 470 also noted the project would contribute to potential significant cumulative impacts.

No Substantial Change from Previous Analysis:

The proposed Project would be required to comply with the mitigation measures identified and EIR No. 470, which require the payment of required development impact fees to offset impacts associated with increased demand for Sheriff Services and facilities. As required through EIR No. 470, the Project Applicant would be required to comply with the provisions of the County's DIF Ordinance, which requires a payment fee to assist the County in providing the public services, including police protection services. The Project will employ full time, State-certified security personal to assist with seasonal, special events, special promotions, and high occupancy times to provide adequate security measures and aid Sheriff protective services, during peak periods and events.

As discussed above in Section 4.1.15 Population and Housing, the employees and patrons of the Arena would come from the existing employment pool and residents in surrounding unincorporated County, City of Palm Desert, and other nearby cities. The Project would not result in unplanned population growth and would have no significant effects on police protection services on a project or cumulative level. Accordingly, there would be no new impact to sheriff protection services associated with the proposed Project. Therefore, implementation of the proposed Project would not result in any project or cumulative new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to sheriff services. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions the approval, as appropriate.

SHS-1 Prior to the approval of Tentative Tract Map entitlements, the project will be reviewed by the County Sheriff's Department and conditioned with any necessary site-specific design features and capital impact fees in effect at the time of map approval, pursuant to

Riverside County Ordinance No. 659.5, in order to reduce potential project impacts associated with sheriff services in the project area.

- SHS-2** The road and gate design plan shall be reviewed by the Sheriff's Department for access.
- SHS-3** The Project shall employ full time, State-certified security personal to assist with seasonal, special events, special promotions, and high occupancy times.
- SHS-4** An internal location map shall be posted at the entrance gates and an area map shall be available at the gate or office.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:</i>					
32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Coachella Valley Unified School District, "Schools."

- a.** *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the 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 schools?*

EIR No. 470 Finding:

EIR No. 470 noted that the NorthStar Specific Plan site would result in an increase in population and residential, commercial, industrial, and school uses and would result in increased need for the provision of school services. EIR No. 470 determined that the NorthStar Specific Plan represents an intensification of on-site land uses. The Adopted Specific Plan would result in approximately 2,000 new residents to the general area. EIR No. 470 concluded that the NorthStar Specific Plan would result in less than significant impacts for schools after implementation of a mitigation measure. The mitigation measure included payment of a school impact fee. EIR No. 470 also noted the project would contribute to potential cumulative impacts.

No Substantial Change from Previous Analysis:

The proposed Amendment would not change the amount of residential development allowed by the Adopted Specific Plan. As discussed above in Section 4.1.15 Population and Housing, the employees and patrons of the Arena would come from the existing employment pool and residents in surrounding unincorporated Riverside County, Palm Desert, and other nearby cities. The Project would not result in unplanned population growth and would not adversely affect school facilities needed to accommodate the NorthStar Specific Plan. Additionally, because the Project would not increase the number of residential units allowed on-site, impacts to school services would be the same as the impacts identified in EIR No. 470. The Project Applicant would be required to implement the mitigation measures identified in EIR No. 470, including contribution of school impact fees for new or expanded school facilities. Accordingly, the proposed Project would not result in any project or cumulative new impacts to school services beyond that which was disclosed and mitigated for as part of the ER No. 470, and such impacts would be reduced to less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to schools. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project’s conditions the approval, as appropriate.

SCH-1 The developer shall pay into the school impact fee in affect at the time of building permit issuance.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:</i>					
33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan.

- a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the 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 libraries?*

EIR No. 470 Finding:

EIR No. 470 noted that the NorthStar Specific Plan site would result in an increase in population and residential, commercial, industrial, and school uses related to an intensification of on-site land uses. The current Specific Plan would result in approximately 1,540 persons residing in the NorthStar Specific Plan Area. EIR No. 470 concluded that the NorthStar Specific Plan would result in less than significant impacts for libraries in the region after implementation of a mitigation measure. The mitigation measure included fair share payment of development fees pursuant to Riverside County Ordinance No. 659. EIR No. 470 also noted the project would contribute to potential cumulative impacts.

No Substantial Change from Previous Analysis:

Since the Project's changes to the NorthStar Specific Plan involving Planning Area 11 would not result in any additional dwelling units within the Specific Plan as compared to what was assumed by EIR No. 470, there would be no increase in demand for library services beyond what was evaluated in EIR No. 470 as the proposed Amendment would not change the amount of residential development allowed by the Specific Plan. As discussed above in Section 4.1.15 Population and Housing, the employees and patrons of the Arena would come from the existing employment pool and residents in surrounding unincorporated Riverside County, Palm Desert, and other nearby cities. The Project would not result in unplanned population growth and would not impact library services and facilities. Additionally, the Project Applicant would be required to contribute DIF fees pursuant to Riverside County Ordinance No.659, a portion of which would be used for library services and facilities. Therefore, implementation of the proposed Project would result would not result in any project or new cumulative impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified mitigation to address impacts to libraries. This mitigation, listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions the approval, as appropriate.

- Lib-1** The development shall pay its fair share of development fees pursuant to Riverside County Ordinance 659.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:</i>					
34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Riverside County General Plan; Riverside County EIR No. 470.*

- a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the 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 health services?***

EIR No. 470 Finding:

EIR No. 470 noted that the NorthStar Specific Plan site would result in an increase in population and residential, commercial, industrial, and school uses and would result in increased need for emergency services/facilities. EIR No. 470 determined that the NorthStar Specific Plan represents an intensification of on-site land uses. The current Specific Plan would result in approximately 2,000 new residents to the general area. EIR No. 470 concluded that the NorthStar Specific Plan would result in less than significant impacts for the provision of health services in the region after incorporation of mitigation measures. Mitigation measures included copies of the Project’s final Tentative Tract Maps to American Medical Response, coordination with County Sheriffs and Environmental Health Department to ensure public health and safety measures were implemented, and construction of all components to meeting requirements of the Public Health and Safety Code. EIR No. 470 also noted the project would contribute to potential cumulative impacts.

No Substantial Change from Previous Analysis:

Since the Project’s changes to the NorthStar Specific Plan involving Planning Area 11 would not change the amount of residential development allowed by the Specific Plan, there would be no increase in demand for healthcare services beyond what was evaluated in EIR No. 470. The Project’s construction would still be required to meet the requirements of the Public Health and Safety Code. Accordingly, a new or more severe impact to health services would not occur. Therefore, implementation of the proposed Project would not result in any project or cumulative new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to health services. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project’s conditions the approval, as appropriate.

- HS-1** The project proponent shall provide to American Medical Response copies of the Project's final Tentative Tract Maps, with street names and structures clearly marked.

- HS-2** The project proponent shall coordinate with County Sheriffs and Environmental Health Department to ensure public health and safety measures are implemented. (i.e., street lighting, safe intersections, adequate emergency access, site safety plans, etc.).

- HS-3** All components of the project shall be constructed to meet requirements of the Public Health and Safety Code.

4.1.17 Recreation

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
35. Parks and Recreation					
<i>Would the project:</i>					
a. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Increase the use of existing neighborhood or 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 type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
c. Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Ord. No. 460, Section 10.35 (Regulating the Division of Land—Park and Recreation Fees and Dedications); Ord. No. 659 (Establishing Development Impact Fees); Riverside County Regional Park and Open Space District, <https://www.rivcoparks.org/>; Riverside County EIR No. 470.

- a. *Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*
- b. *Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan project would contain numerous recreational amenities, including but not limited to, a golf course. EIR No. 470 identified that the project would generate an incremental need for local and regional parkland. Impacts related to construction of the on-site recreation facilities were evaluated throughout EIR No. 470. Furthermore, EIR No. 470 noted the NorthStar Specific Plan would be required to comply with Riverside County Ordinance No. 470 which requires dedication of parkland based on population increases generated or payment of an in-lieu fee. EIR No. 470 included mitigation measures requiring compliance with park requirements and mitigation identifying possible maintenance entities for on-site parks. EIR No. 470 identified that with mitigation, impacts to recreation would be less than significant.

No Substantial Change from Previous Analysis:

The proposed Project does not propose any additional housing units or change the amount of residential units allowed by the Adopted Specific Plan as evaluated in EIR No. 470. As discussed above in Section 4.1.15 Population and Housing, the employees and patrons of the Arena would come from the existing employment pool and residents in surrounding unincorporated Riverside County, Palm Desert, and other nearby cities. The Project would not result in unplanned population growth and, therefore, does not create any additional impact to the park system. The proposed Project would be required to implement

the applicable mitigation measures identified in EIR No. 470, including payment of park in-lieu fees for parkland demands not met on-site pursuant to Ordinance No. 460. With the payment of fees pursuant to Ordinance No. 460, no new impacts to parks or recreational facilities or increase the severity of a previously identified significant impact as analyzed in EIR No. 470 would occur.

c. Would the project be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

EIR No. 470 Finding:

At the time of the certified EIR, Checklist Question c above, was not included in the CEQA Guidelines Appendix G Checklist and, therefore, analysis was not required. Although EIR No. 470 did not specifically respond to this checklist question, EIR No. 470 discussed potential recreation impacts and fee contributions of the NorthStar project. Thus, EIR No. 470 contained enough information about existing conditions and recreation on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project related to the location of the project within a CS or recreation and park district with a Community Parks and Recreation Plan was readily available to the public.

EIR No. 470 noted that the NorthStar Specific Plan project would be required to contribute fees pursuant to Riverside County Ordinance No. 460, which requires park dedication ratios for the population and would meet the park dedication ratio for on-site parkland. EIR No. 470 included mitigation measures for requiring compliance with park requirements and mitigation identifying possible maintenance entities for the on-site parks. As such EIR No. 470 concluded the with implementation of mitigation measures, impacts to recreational facilities would be less than significant.

No Substantial Change from Previous Analysis:

The Project Site is not located within a Community Services District. The proposed Project would be expected to contribute fees pursuant to Ordinance No. 460, as required by EIR No. 470 and as a mandatory condition of approval. Accordingly, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to recreation. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions the approval, as appropriate.

PR-1 As the project develops and where needed, the developer shall be required to pay into a fund in lieu of providing park land consistent with the Quimby Act and County Ordinance.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
36. Recreational Trails					
<i>Would the project:</i>					
a. Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: WCVAP, Figure 8, "Trails and Bikeway System."

a. Would the project include the construction or expansion of a trail system?

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan Area would have extensive pedestrian, bike, and other recreational trails. The NorthStar Specific Plan Area includes Varner Road, a County designated route for a Class 1 Bike Path, consistent with the County General Plan, which will connect with the regional system as envisioned by the General Plan. The developer of those planning areas along Varner Road will be required to construct that bike path as part of the street improvements. As such, EIR No. 470 concluded impacts due to the construction or expansion of a trail system would be less than significant.

No Substantial Change from Previous Analysis:

There are no existing trails on the proposed Project Site. The proposed Project would not substantially increase significant effects with respect to recreational trails. Internal trail systems are included for residents and connect each planning area of the NorthStar Specific Plan. The Class 1 Bike Path on Varner Road was constructed during construction of the Golf Club to the north of the Project Site. No new information, changed circumstances, or more severe impacts would occur with the implementation of the proposed Project in this regard as compared to EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified no mitigation measures in regard to trails and bikeway systems. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

4.1.18 Transportation/Traffic

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
37. Transportation					
<i>Would the project:</i>					
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: The Mobility Group, *Riverside County Arena Project Transportation Analysis Report* ("Transportation Analysis Report," see **Appendix F1**); Fehr & Peers, *Draft Memorandum NorthStar Specific Plan EIR Addendum Vehicles Miles Traveled (VMT) Analysis Memo* ("VMT Memo," see **Appendix F2**); County of Riverside's Riverside County Transportation Analysis Guidelines for Vehicle Miles Traveled, December 2020; EIR No. 470.

Since the time of the certified EIR, Checklist Questions for Section 4.1.18, Transportation/Traffic, have been updated in the CEQA Guidelines Appendix G Checklist. To determine whether the proposed Project would result in new impacts or an increase in the severity of previously identified impacts as analyzed by EIR No. 470 on the existing environmental conditions of the NorthStar Specific Plan Area, provided below is an update to the environmental information and analysis of the impacts of the proposed Project using the Checklist Questions from the current CEQA Guidelines Appendix G Checklist.

- a. Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?*

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan Area would have extensive pedestrian, bike, and other recreational trails. The NorthStar Specific Plan Area includes Varner Road, a County designated route for a Class 1 Bike Path. The developer of those planning areas along Varner Road will be required to construct that bike path as part of the street improvements. EIR No. 470 stated the NorthStar project would comply with the General Plan policies regarding transit, bicycle, and pedestrian facilities by ensuring all planning areas within the NorthStar Specific Plan are connected by pedestrian and bicycle paths. Walking within NorthStar would therefore be allowed and encouraged via the enhanced paths. There is no transit service at this time but if, in the future, service is made available, pedestrian facilities on and off site will be constructed. As the area develops, transit service would be become available. The project would provide a sidewalk and bike path along the entire frontage of the site.

EIR No. 470 determined impacts to transportation would be potentially significant with implementation of the NorthStar Specific Plan. All intersections are expected to operate at a Level of Service (LOS) "D" or better with normal daily traffic generated by the proposed uses. A special event scenario was also evaluated that assessed the impacts associated with a major golf tournament expected to bring an estimated 30,000 – 50,000 spectators. This analysis identified six (6) intersections in the area projected to operate at LOS "F." EIR No. 470 identified mitigation requiring transportation improvements that would reduce impacts to intersections and roadway segments from typical traffic conditions. EIR No. 470 determined that impacts to transportation when a major golf tournament is held would be significant and unavoidable on a direct and cumulative basis.

No Substantial Change from Previous Analysis:

The Arena would be located in a newly defined Planning Area 11, which would be created by reducing the size of Planning Area 8 and revising the boundaries of several other adjacent planning areas. The Amendment would result in reduction in the amount of Business Park uses currently allowed by the Specific Plan. All other land use types and quantities in the Approved Specific Plan would remain the same.

The Approved Specific Plan included a Circulation Plan that discussed the vehicular, pedestrian, and bicycle systems within the NorthStar Specific Plan. The proposed Specific Plan includes updates to Circulation Plan that incorporates the Project into the circulation system. The Project does not propose bike trails but would also not replace uses that would contain bike trails. The proposed Specific Plan includes internal trail systems for residents to connect each planning area. The Class 1 Bike Path on Varner Road was constructed during construction of the Golf Club to the north of the Project Site. With implementation of the proposed Project, the pedestrian circulation system would continue to provide a system of ADA compliant sidewalks and walkways which link together the entire NorthStar Specific Plan Area. A sidewalk along Varner Road would be maintained along the frontage of the proposed Project. While no transit service currently exists on Varner Road, the Project would not conflict with the transit component of the Circulation Plan.

A Transportation Analysis Report was prepared for the proposed Arena to analyze traffic conditions with respect to consistency with the County's General Plan. The purpose of this report was to address transportation conditions for the proposed Project to (1) determine if there would be any new significant environmental impacts or a substantial increase in the severity of significant impacts previously identified in EIR No. 470; and (2) compare operational conditions and the potential need for roadway improvements compared to the 2006 EIR Traffic Study and the Specific Plan Conditions of Approval. The Riverside County General Plan defines level of service targets to assess the performance of a street or highway system and the capacity of a roadway to ensure the County provides and maintains a highway system with adequate capacity and acceptable levels of service to accommodate projected travel demands associated with buildout of the Land Use Element. Thus, the Transportation Analysis Report analyzed the level of service of the roadway network to determine the consistency of the proposed Project with the General Plan. The Transportation Analysis Report analyzed seventeen (17) study intersections, a combination of intersections studied in EIR No. 470 and arterial intersections where the Project would add 50 or more PM peak hour trips per the Riverside County Guidelines. As such, thirteen (13) study intersections were also analyzed in EIR No. 470 and four (4) new intersections.³⁸ All study intersections were analyzed in the Transportation Study under the following conditions:

- Existing Conditions, 2020;
- Existing + Ambient + Proposed Arena Conditions, 2023; and
- Existing + Ambient + Proposed Arena Conditions + Cumulative Conditions, 2023.

38 The intersection of Monterey Avenue & I-10 WB Ramps that was studied in EIR No. 470 no longer exists, as the ramps have since been reconfigured to include free flowing on ramps, so that intersection is not analyzed (see Appendix F1).

Project trip generation was estimated by event and attendance level, for daily totals, and for the AM Peak Hour, the PM Peak Hour (5:00 – 6:00 pm), the Pre-Event hour (6:00 – 7:00 pm, and for the Post-Event hour (actual time depends on the type of event – 9:30 to 10:30 pm for AHL games and 11:00 pm to 12:00 midnight for concerts). The estimates include patrons by private vehicle, shuttle bus vehicles, transportation network companies (TNCs such as Uber, and Lyft type services), and employees. The average AHL game would generate 622 trips in the PM peak hour, 2,175 trips in the pre-event hour (6:00 to 7:00 pm), and 2,902 trips in the post-event hour (9:30 to 10:30 pm). The higher trip totals that occur in the pre-event and post-event hours would occur outside of the PM peak hour and later in the evening when background traffic levels are lower.

According to the Transportation Analysis Report, the following intersections require improvement to maintain a LOS consistent with applicable County General Plan LOS standard of LOS “D”:

Existing + Ambient + Proposed Arena Conditions

- Berkey Drive & Varner Road;

Existing + Ambient + Proposed Arena Conditions + Cumulative Conditions

- Jack Ivey Drive & Varner Road;
- Cook Street & I-10 Freeway EB Ramps; and
- Berkey Drive & Varner Road.

The Transportation Analysis Report identified roadway improvements at all these intersections that would eliminate the projected deficiencies. These roadway improvements would be the same as those identified in EIR No. 470. With the identified improvements, the proposed Project would not result in any inconsistency with the General Plan LOS standard. No new information, changed circumstances, or more severe impacts would occur with the implementation of the proposed Project as compared to EIR No. 470.

b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

EIR No. 470 Finding:

EIR No. 470 did not address this topic as analysis of the impact of the amount of Vehicle Miles Travelled (VMT) induced by a proposed project was not required at the time of the certified EIR. EIR No. 470 provided a VMT estimate for informational purposes when conducting the air quality analysis.

No Substantial Change from Previous Analysis:

In response to Senate Bill 743, CEQA Guidelines Section 15064.3 was added to the 2019 update to the CEQA Guidelines pertaining to VMT based analysis of transportation impacts. As discussed above, a VMT analysis was not performed for EIR No. 470, as it was not required at the time the Certified EIR was prepared.

VMT analysis was prepared to quantify the VMT for the proposed NorthStar Specific Plan land uses (see **Table 2**, above), including the development of the Arena was conducted in accordance with the Riverside County Transportation Analysis Guidelines for Vehicle Miles Traveled, December 2020. In accordance with these guidelines, the County's RIVTAM/RIVCOM transportation model was used to conduct a detailed VMT assessment. RIVTAM was utilized to estimate the VMT for all the land uses allowed by the adopted Specific Plan and the uses that would be allowed by the proposed Specific Plan in the proposed Specific Plan except for the Arena. Land use was coded into a separate Traffic Analysis Zone (TAZ) to represent the Project, except for the Arena. The Arena VMT was generated using off-model estimates during post-processing of the model data. A model sensitivity test using RIVTAM was conducted and determined the VMT calculations for the Arena were accurate.³⁹ The VMT for the proposed NorthStar Specific Plan land uses was then compared to the approved NorthStar Specific Plan land uses VMT, which was also calculated using RIVTAM.

Since the arena events vary in size, vary in type of event, and events only occur on 180 days out of the year, the model daily project-level VMT estimates were annualized in order to effectively compare the specific plan alternatives. Estimates performed using RIVTAM represent a typical weekday. ITE Trip Generation estimates were performed for the land uses for typical weekday, Saturday, and Sunday in order to factor the daily VMT estimates to represent a 365-day year. Trip generation estimates are provided in **Appendix F2** and annualized VMT estimates are shown in **Table 15: Annual VMT Forecasts**.

As shown in **Table 15**, the uses that would be permitted by the proposed Amendment would result in incrementally increase in VMT in comparison to the uses allowed by the Approved Specific Plan. Both the Approved and Proposed Specific Plans would generate approximately 132 million VMT annually. The Proposed Specific Plan would generate approximately 0.3% more VMT annually as compared to the Adopted Specific Plan. The proposed Amendment would not result, therefore, in substantially greater VMT impacts than the Approved Specific Plan.

With the proposed Amendment the NorthStar Specific Plan continue to allow a mix of residential, commercial, light industrial and recreational uses, similar to the Adopted NorthStar Specific Plan as

³⁹ See **Appendix F2**.

analyzed in EIR No. 470. The annualized VMT estimates between the adopted specific plan and the proposed specific plan are within 1% of each other. Thus, the addition of the proposed Project would not result in a new impact or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

**Table 15
Annual VMT Forecasts**

Scenarios	Approved NorthStar Specific Plan	Proposed NorthStar Specific Plan
Daily (Weekday) VMT	385,594	322,850
Adjusted Saturday VMT	392,898	336,533
Adjusted Sunday VMT	211,318	182,064
Annual Arena VMT	n/a	21,323,770
Total Annual VMT	132,059,266	132,463,664

Notes:

1. The adopted NorthStar Specific Plan Weekday VMT was factored by 1.02 to adjust to Saturday VMT and 0.55 to adjust to Sunday VMT.
 2. The Amended NorthStar Specific Plan Weekday VMT was factored by 1.04 to adjust to Saturday VMT and 0.56 to adjust to Sunday VMT. Trip generation comparisons between plans are provided in Attachment A to show how factors were generated.
 3. The G-League VMT was removed from the total annual VMT estimate as it is no longer included in the project description. Non-event VMT was factored up to account for 25 G-League events that were removed.
 4. Annual VMT forecast calculated as 52 Saturdays, 52 Sundays and 261 Weekdays.
- Sources: 1. Draft Memorandum NorthStar Specific Plan EIR Addendum Vehicles Miles Traveled (VMT) Analysis Memo (see **Appendix F2**).
 2. RIVTAM, 2021
 3. Trip Generation, 10th Edition, Institute of Transportation Engineers, 2017

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

EIR No. 470 Finding:

EIR No. 470 did not address the potential for impacts due to a geometric design feature as this analysis was not required at the time of the certified EIR. EIR No. 470 contained enough information about proposed transportation design features and surrounding uses of the NorthStar Specific Plan site that with exercise of reasonable diligence, information about the Specific Plan’s potential effects to hazards due to a geometric design feature was readily available to the public. EIR No. 470 did not evaluate impacts due to hazardous geometric design features.

No Substantial Change from Previous Analysis:

All proposed circulation improvements have been designed to meet applicable agency standards. No changes to the off-site circulation system in the Approved Specific Plan are proposed to accommodate the Arena. The County Transportation Department has reviewed the proposed circulation improvements in relationship to the approved circulation plan for the NorthStar Specific Plan and has concluded that all

proposed roadway improvements are consistent with the requirements of agency standards. Therefore, because all roadway improvements would be designed to County standards and because no conflict is anticipated between Project-related motor vehicle use and adjacent land uses, a less than significant impact would occur. Therefore, implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

d. Would the project cause an effect upon, or a need for new or altered maintenance of roads?

EIR No. 470 Finding:

EIR No. 470 identified the Approved Specific Plan would generate trip totals of 38,721 daily, 2,201 AM peak hour, and 3,820 PM peak hour trips. Developers of NorthStar would be responsible for all street improvements that are related to the project. In addition, the project would have to pay a proportionate share into funds to offset the costs of local and regional improvements that are not directly related to the project impacts.

The 2006 Traffic Study identified roadway improvements at intersections that resulted in acceptable levels of service. Thus, EIR No. 470 identified mitigation requiring transportation improvements that would reduce impacts to intersections and roadway segments under normal conditions. However, under major special events, such as tournaments at the golf course, EIR No. 470 determined that impacts to transportation would be considered significant and unavoidable on a direct and cumulative basis.

No Substantial Change from Previous Analysis:

As discussed above, EIR No. 470 identified the Approved Specific Plan would generate trip totals of 38,721 daily, 2,201 AM peak hour, and 3,820 PM peak hour trips. According to the Transportation Analysis Report, compared to the Approved Specific Plan, in most every case (for all event types and for daily, AM peak hour and PM peak hour), total trips under the proposed Specific Plan Amendment would be less than the total trips identified in EIR No. 470. For one event type the proposed Specific Plan Amendment daily trips would be slightly higher than the Approved Specific Plan. The daily trips for days with sellout concerts events would be 1.4% higher (39,725 compared to 38,271 daily trips) with the Specific Plan Amendment. However, this would occur only 23 days out of the year. The AM and PM peak hour trip totals for this event type would be lower than the Approved Specific Plan. For all other events, and non-event days, the Specific Plan Amendment trips will be lower than the Approved Specific Plan trip totals – a total of 340 days a year. The proposed Specific Plan Amendment would not result in a substantial increase in the number of trips previously analyzed and, thus, not deteriorate the existing roads more than the Approved Specific Plan. Therefore, the proposed Project would not cause an effect upon or a need for new or altered maintenance of roads.

Additionally, the Transportation Analysis Report identified the following intersections require improvement to maintain a LOS consistent with applicable County General Plan-LOS standard of LOS "D":

The Transportation Analysis Report identified roadway improvements at the following intersections that would eliminate the projected deficiencies.

- Berkey Drive & Varner Road (under existing plus ambient plus proposed Arena conditions);
- Jack Ivey Drive & Varner Road (under existing plus ambient plus proposed Arena conditions plus cumulative conditions);
- Cook Street & I-10 Freeway EB Ramps; and
- Berkey Drive & Varner Road (existing plus ambient plus proposed Arena conditions plus cumulative conditions).

These roadway improvements would be the same as those identified in EIR No. 470. Thus, no new information, changed circumstances, or more severe impacts would occur with the implementation of the proposed Project.

e. Would the project cause an effect upon circulation during the project's construction?

EIR No. 470 Finding:

EIR No. 470 stated construction may entail roadway encroachment, detours, lane closures and competition between construction vehicles (trucks and contractor employee commuting) and ambient traffic for available roadway capacity. Emissions controls require good housekeeping procedures and a construction traffic management plan that maintains such "spill over" effects at a less than significant level. EIR No. 470 included a mitigation measure (AQ-2) that involves minimizing construction interference with regional non-project traffic movement by including measures such as scheduling receipt of construction materials to non-peak travel periods, routing construction traffic through areas of least impact sensitivity, limiting lane closures and detours to off peak travel periods, and providing ride share incentives for contractor and subcontractor personnel to reduce impacts to less than significant.

No Substantial Change from Previous Analysis:

The proposed Project would represent changes to the development of the NorthStar Specific Plan and the implementation of the portions of the Specific Plan as envisioned in EIR No. 470, specifically a reduction in Planning Area 8 to add Planning Area 11 and develop the Arena. Construction of the Arena would generate vehicle trips from workers and haul trucks traveling to and from the Project Site. The proposed Project would implement mitigation measures included in EIR No. 470 for the approved NorthStar Specific Plan, including mitigation measures that minimize construction interference with regional non-project

traffic movement. Thus, with implementation of mitigation measures, proposed Project impacts would be less than significant. Accordingly, the implementation of the proposed Project would not result in any new impact or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

f. Would the project result in inadequate emergency access or access to nearby uses?

EIR No. 470 Finding:

EIR No. 470 determined that all points of the project would have adequate direct and secondary access for emergency vehicles per the County code.

No Substantial Change from Previous Analysis:

On-site emergency access will be accommodated with new internal roadways constructed as part of the Project and connected to the existing circulation network. The Project does not propose changes that will negatively affect any off-site roadways that currently provide emergency access to surrounding land uses. The Project would also implement mitigation measures included in EIR No. 470 for the approved NorthStar Specific Plan, including mitigation measures that ensure adequate emergency access. Additionally, the Proposed Project will develop and implement a Transportation Management Plan (TMP) to address temporary traffic conditions in the Pre-Event and Post-Event hours, and to ensure the efficient coordination and management of event traffic. This would be developed in conjunction with the County of Riverside, City of Palm Desert, and Caltrans, prior to the opening of the arena. Principal potential operational TMP measures are the following:

- Modify signal timing, including change cycle length and splits.
- Traffic signal or traffic control officer (TCO) operation.
- Temporary intersection lane reconfiguration.
- Re-direction / directional management of arena traffic.

Other supportive and complimentary measures could include:

- Changeable message signs.
- Fixed signage program.
- Informational materials and Arena Website.

The Proposed Project would therefore develop and implement a Transportation Management Plan. This would be developed in detail in conjunction with the appropriate agencies prior to the opening of the Arena. Therefore, impacts to emergency access on and off-site would be less than significant. Accordingly,

implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to transportation/traffic. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions the approval, as appropriate.

- AQ-2** Minimize construction interference with regional non-project traffic movement. Measures recommended for inclusion are:
- a. Scheduling receipt of construction materials to non-peak travel periods.
 - b. Routing construction traffic through areas of least impact sensitivity.
 - c. Limiting lane closures and detours to off-peak travel periods.
 - d. Providing ride-share incentives for contractor and subcontractor personnel.
- SHS-2** The road and gate design plan shall be reviewed by the Sheriff's Department for access.
- HS-2** The project proponent shall coordinate with County Sheriffs and Environmental Health Department to ensure public health and safety measures are implemented. (i.e., street lighting, safe intersections, adequate emergency access, site safety plans, etc.)
- F-4** All development shall meet or exceed standards addressed in Riverside County Ordinance 460 and 787 with respect to access, fire flow, and signage.
- C-1** Construct Varner Road from the west project boundary to the east project boundary at its ultimate half-section width as a Major highway (118-foot right-of-way) including landscaping, sidewalks and bike trail in conjunction with development.
- C-2** Sufficient on-site parking shall be provided to meet County of Riverside parking code requirements. Shared parking may be allowed subject to review and approval as outlined in the Zoning Ordinance section of the Specific Plan.
- C-3** On-site traffic signing/stripping shall be implemented in conjunction with detailed construction plans for the Project site.

C-4 Sight distance at each project access shall be reviewed with respect to standard Caltrans/County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.

C-5 Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout shall specifically include an interconnect of the traffic signals to function in a coordinated system.

C-6 The developer shall comply with the trip reduction ordinance of the County of Riverside.

For special events:

C-7 Key elements of the parking management for the proposed development as described in Section VI of the Traffic/Parking Analysis shall be implemented.

C-8 On-site traffic signing/stripping shall be implemented in conjunction with detailed construction plans for the Project site.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
38. Bike Trails					
<i>Would the project:</i>					
a. Would the proposed Project include the construction or expansion of a bike system or bike lanes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: WCVAP, Figure 8, "Trails and Bikeway System."

a. Would the proposed Project include the construction or expansion of a bike system or bike lanes?

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan Area would have extensive pedestrian, bike, and other recreational trails. The NorthStar Specific Plan Area includes Varner Road, a County designated route for a Class 1 Bike Path. The developer of those planning areas along Varner Road will be required to construct that bike path as part of the street improvements. As such, EIR No. 470 concluded impacts due to the construction or expansion of the trail system would be less than significant.

No Substantial Change from Previous Analysis:

There are no existing trails on the proposed Project Site. Under the Approved Specific Plan, the Project Site is designated for industrial uses, which would not contain trails. The Project does not propose bike trails but would also not replace uses that would contain bike trails. The proposed Project would not substantially increase significant effects with respect to recreational trails. The proposed Specific Plan includes internal trail systems for residents to connect each planning area. The Class 1 Bike Path on Varner Road was constructed during construction of the Golf Club to the north of the Project Site. Impacts would be less than significant. No new information, changed circumstances, or more severe impacts would occur with the implementation of the proposed Project as compared to EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified no mitigation measures in regard to trails and bikeway systems. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

4.1.19 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
39. Tribal Cultural Resources					
<i>Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:</i>					
a. Listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? (In applying for 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.)					

Source: WCVAP, Figure 8, "Trails and Bikeway System." Assembly Bill 52; California Public Resource Code Section 21080.3, et. Seq.; Riverside County EIR No. 470; *Phase 1 Cultural Resources Assessment of a 1,600-Foot Extension of the Imperial Irrigation District Distribution Line in Support of the Coachella Valley Arena Project, near Thousand Palms, Riverside County, California* ("Cultural Resources Technical Report," Appendix J).

At the time of the certified EIR, Section 4.1.19, Tribal Cultural Resources, and Checklist Questions a and b, above, were not included in the CEQA Guidelines Appendix G Checklist and, therefore, analysis was not required. Although EIR No. 470 did not specifically respond to these checklist questions, EIR No. 470 discussed the potential for archaeological sites to occur within the NorthStar Specific Plan Area and included mitigation measures requiring Native American monitors during grading and other ground disturbing activities. Thus, EIR No. 470 contained enough information about existing conditions and tribal cultural resources on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project to tribal cultural resources was readily available to the public.

- a. *Would the project listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?*
- b. *Would the project 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 for 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.)?*

EIR No. 470 Finding:

Assembly Bill 52 (AB 52) was signed into law in 2014 and added the above listed thresholds to Appendix G of the CEQA Guidelines. Thus, at the time EIR No. 470 was certified in 2006, AB 52 was not in place and EIR No. 470 did not evaluate the topic of Tribal Cultural Resources separate from the evaluation of cultural resource impacts included in the EIR. As previously discussed in *Section 4.1.5: Cultural Resources*, no significant archaeological sites were identified within the NorthStar Specific Plan boundaries. Additionally, EIR No. 470 concluded that with implementation of mitigation measures, which include requirements for monitoring or grading and other ground disturbing activities by Native American monitors, impacts to cultural resources would be less than significant.

No Substantial Change from Previous Analysis:

Assembly Bill (AB) 52 requires a Lead Agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a Project Site, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area and the tribe requests consultation prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.⁴⁰ The legislature declared that AB 52 "shall apply only to a project that has a notice of preparation or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015."⁴¹ Since the proposed Project does not require a Notice of Preparation or Notice of Negative Declaration, AB 52 is not applicable to the proposed Project.

Consultation with California Native American tribes affiliated with the area was conducted as part of the cultural resource investigations for EIR No. 470, consistent with Senate Bill (SB) 18 requirements. As summarized above, grading, and other ground disturbing activities will be monitored by Native American monitors.

⁴⁰ Assembly Bill 52; California Public Resource Code Section 21080.3, et. Seq.

⁴¹ Assembly Bill 52; California Public Resource Code Section 21080.3, et seq.

Onsite Improvements

There is a potential for grading and excavation activities to inadvertently encounter tribal cultural resources in soil not previously disturbed. Accordingly, the proposed Project would be required to implement the mitigation measures that were identified in EIR No. 470.

Offsite Improvements

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from improvements to these existing facilities. Additionally, as part of the Project, a 1,600-foot-long extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit would be installed to connect these two existing lines. The construction area along this straight route would be approximately 40 feet in width, outside of, but adjacent to the Coachella Valley Preserve. This area is disturbed by existing dirt roads. A cultural resources survey and report (Cultural Resources Report) was prepared to determine whether the construction and operation of this improvement would result in substantial adverse effects to cultural resources. The NAHC sacred-lands-file search did not indicate the presence of Native American traditional cultural places within the off-site improvements area. Additionally, the proposed Project would be required to implement the previously identified mitigation measures that were identified and EIR No. 470, including mitigation measures that would require retaining an archaeologist and Native American monitor to watch for cultural and paleontological resources during grading, an Agua Caliente tribe approved cultural resources monitor during grading, an archaeologist for consultation and comment on the proposed grading prior to the issuance of grading permits.

Implementation of mitigation measures would result in less than significant impacts, both on site and off site, and would not result in any new impacts or increase in the severity of a previously identified significant impact of tribal cultural resources beyond that which was evaluated and mitigated in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to paleontological resources. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions the approval, as appropriate.

CPR-1 Grading shall be observed by a qualified archaeological and Native American monitor to watch for cultural and paleontological resources. Shall a subsurface resource be encountered during grading operations, the grading shall be halted and diverted from the

area and a qualified archaeologist shall be contacted to determine whether or not the find is significant and warrants testing.

CPR-2 In addition to a qualified archaeological monitor, an approved cultural resources monitor shall be retained. The monitor may request that destructive construction halt and the monitor shall notify a qualified archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer, County Historic Preservation Officer and the Agua Caliente Cultural Resource Coordinator. This monitor shall be selected by the Agua Caliente tribe, from a list of approved monitors from the Native American Heritage Commission.

CPR-3 Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land developer for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Shall the archeologist, after consultation with the appropriate Native American tribe(s) find that potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, Native American observer(s), and the excavation and grading contractor shall take place. During grading operations, the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer(s) shall actively monitor all project related grading and construction and, when deemed necessary in the professional opinion of the retained archaeologist and the Native American Observer(s) shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources.

CPR-4 Prior to the issuance of grading permits, the NAME, ADDRESS, and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the Building and Safety Grading Division. If the retained archaeologist, after consultation with the appropriate Native American(s), finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

CPR-5 If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of the origin and disposition pursuant to Public Resource Code Section 5097.98. The County Coroner shall be notified immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission, which shall determine and notify the appropriate Native American Tribe who is the most likely descendent. The descendent shall inspect the site of the discovery and make recommendations as to the appropriate mitigation. After the recommendations have

been made, the land divider, Native American Tribal representative(s), and the County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

4.1.20 Utility and Service Systems

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
40. Water					
Would the project:					
a. Require or result in the construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County Land Information System; CVWD, 2015 Urban Water Management Plan; CVWD Letters (see **Appendix G**); Will Serve Letters (see **Appendix K**); Ord. No. 859; Riverside County EIR No. 470.

a. Would the project require or result in the construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction of which would cause significant environmental effects?

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan would result in additional demand for water, wastewater treatment, and storm water drainage facilities. EIR No. 470 identified that the Coachella Valley Water District (CVWD) provides these services in the Coachella Valley.

Water & Wastewater

EIR No. 470 noted that CVWD reviewed and confirmed that the proposed pipe sizes and water distribution system would provide adequate water pressures under the tested fire flow demand scenarios. Additionally, a Water Supply Assessment / Water Supply Verification (WSA/WSV) showed that adequate water is available for the project. Additionally, CVWD provided a verification letter stating the District did not anticipate any adverse environmental impacts associated with providing water facilities for the project. The project would generate a demand for treatment of sewage. EIR No. 470 stated disposal of sanitary sewage would be into a 12-inch sewer line in Varner Road operated by the CVWD. That line will carry sewage flows to the wastewater treatment plant located at 43000 Cook Street, Palm Desert, California. Management of the project's wastewater will be in accordance with CVWD and California State Water Quality Control Board regulations. EIR No. 470 identified that the NorthStar Specific Plan would utilize conservation and mitigation measures to significantly reduce project impacts due to the demands of water and sewer. EIR No. 470 also noted the project would contribute to potential significant cumulative impacts.

Storm Water Drainage Systems

A hydraulic modeling study was performed for the NorthStar Specific Plan project and included as an appendix to EIR No. 470. The results of the analysis determined the design would enter the golf course across the northerly boundary of the NorthStar Specific Plan Area without altering the existing condition floodplain depth in the existing areas north of the Project. The results of the regional hydraulic analyses showed little or no change in the water surface elevations upstream and downstream of the NorthStar Specific Plan Area. Localized analyses to be completed as individual projects were developed within the NorthStar Specific Plan Area would determine the elevations for development pads and top of berm elevations along the southerly golf course boundary. Development pad elevations would be required to be a minimum of 1.5 feet, and top of berm elevations shall be set a minimum of three feet above the 100-year water surface elevations as determined in the localized analyses. The results of the regional HEC RAS hydraulic analyses indicated that there is little or no change in the water surface elevations upstream and downstream of the proposed Project as a result of the golf course. The Project proposed to use the golf course as the flood conveyance facility in lieu of the levee/channel. The golf course, as demonstrated in the flood analyses, will provide the protection anticipated by the levee/channel system. EIR No. 470 determined impacts associated with flooding would be less than significant with incorporation of mitigation measures. Mitigation measures required the preparations of localized HEC RAS analysis to provide the basis for establishing development pad elevations, minimum top of berm elevations, a Letter of Map Revision to be submitted to Federal Emergency Management Agency based on As Built Plans,

desert landscaping for the golf course, and providing an easement for conveyance of the future Mid Valley Drainage System flows as required by CVWD.

No Substantial Change from Previous Analysis:

Water

CVWD prepared updated hydraulic analysis of the domestic water demands, fire flow requirements, and the proposed on-site infrastructure improvements for the Arena project to determine if pressure, flow velocity, and head loss requirements satisfy CVWD criteria.⁴² Based on the modeling results, the CVWD concluded the general location of the proposed domestic water service and fire protection connections for the on-site piping are acceptable. For off-site piping, domestic water pipeline improvements were previously installed within the NorthStar Specific Plan Area during construction of the golf course and golf club. Additional off-site pipelines are not required for this project. The CVWD determined the cost to design and construct the reservoir storage will be paid for either through the Project's Water System Back-up Facility Charge or through a separate Reservoir Fee that will be determined at the time the Special Domestic Water System Installation Agreement is prepared. CVWD also determined that the two (2) domestic water well sites are required for the NorthStar Specific Plan Area, which is a reduction from the three (3) well sites required in 2006 for the total project because of changes to CVWD's well site criteria. One well site will be provided within the NorthStar Specific Plan Area with the Arena Project. Therefore, impacts would be less than significant.

Wastewater

The NorthStar Specific Plan Area is served by existing sewers, and no septic tanks or other means of underground sewage treatment are proposed as part of the currently proposed Project. The Project includes the construction of approximately 0.2 miles of new gravity main between 8 to 10-inches in diameter that collect development flow and connect to an existing 24-inch diameter pipeline along Varner Road beginning approximately 4,900 feet southeast of Cook Street. CVWD has determined this proposed sanitary sewer pipeline is adequate for the anticipated sewer loading for the proposed Project and the existing pipelines downstream of the development are adequately sized to convey development flows.⁴³ Impacts would be less than significant.

Storm Water Drainage Systems

The Approved Specific Plan includes a Conceptual Drainage Plan. As part of the proposed Amendment, minor changes to this Conceptual Drainage Plan are proposed. The proposed Conceptual Drainage Plan

42 See Appendix G.

43 See Appendix G.

consists of the same basic layout as the Approved Specific Plan but incorporates minor revisions to the planned use and interior configuration of the development area along Varner Road to accommodate the Arena Project. All essential components of the Approved Specific Plan Conceptual Drainage Plan are retained in the proposed Specific Plan Conceptual Drainage Plan. The net runoff volume would incrementally increase from 33.5 ac-ft to 34.5 ac-ft for a 100-year 24 hour storm. The small increase in the volume of net runoff generated by the proposed Project would be easily compensated for by small increases to the size of the basins in the proposed Project. The small local alterations in flow patterns on the interior of the project would not result in differences in the downstream flow conditions between the Specific Plan Conceptual Drainage Plan and the proposed Project. The overall runoff volume, flowrate, and the regional flow patterns would not change with the proposed Project.⁴⁴ Thus, the flow paths and conditions of the Approved Specific Plan would be preserved with the proposed Specific Plan Conceptual Drainage Plan without substantially changing the overall runoff volume, flowrate, or discharge flow patterns, leaving the regional and downstream flow conditions unchanged. The location and size of flow corridors through the golf course in the proposed Specific Plan are the same, preserving overland flow patterns of the Approved Specific Plan. Basin storage areas in the Approved Specific Plan are retained in the proposed Specific Plan, creating necessary storage, and allowing water quality treatment described in the Approved Specific Plan. The east golf course basin and flow channel through the east end of the development area are also retained, so that the proposed Specific Plan maintains the Approved Specific Plan discharge conditions to downstream properties. The Proposed Project design is consistent the original design in the Approved Specific Plan as evaluated in EIR No. 470 and with the future CVWD Thousand Palms Flood Control Plan construction and will function as part of the overall regional drainage system. With the Proposed Specific Plan, CVWD determined no substantial change in regional flow patterns relative to the Approved Specific Plan that would require major revisions to EIR. No. 470.⁴⁵ No new significant drainage impacts will result from the proposed Project.

Thus, the project would not result in an increase in demand for water, wastewater treatment, or storm water drainage system capacity beyond what was evaluated and mitigated for as part of EIR No. 470. Therefore, compliance with the mitigation measures specified in EIR No. 470 for water, sewer, and storm water drainage, the project would not result in any project or cumulative new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

44 See Appendix D1.

45 See Appendix K.

b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

EIR No. 470 Finding:

A WSA/WSV was prepared for the CVWD in 2005, which determined the total annual estimated water demand needed for the NorthStar Specific Plan Project was 1,873 AFY. EIR No. 470 noted that the CVWD reviewed the NorthStar Specific Plan project’s water demand and determined that adequate water supplies would be available to service the NorthStar Specific Plan project during normal, dry, and multiple dry years. EIR No. 470 concluded impacts to water supplies would be less than significant with implementation of mitigation measures. EIR No. 470 also noted the project would contribute to potential cumulative impacts.

No Substantial Change from Previous Analysis:

At the request of the CVWD, updated estimates of the total water demand for the uses allowed by the adopted and proposed Specific Plans were prepared using CVWD’s current methodology.⁴⁶ CEQA Guidelines Section 15155(d) identifies the circumstances that require the update of an approved WSA. The total water demand for the uses allowed by the Approved Specific Plan is approximately 1,348.50-acre feet per year (AFY) as shown in **Table 16: Approved NorthStar Specific Plan Total Water Demand**.

**Table 16
Approved NorthStar Specific Plan Total Water Demand**

Planning Area	Land Acres	Indoor Residential Demand (AFY)	Indoor Commercial and Industrial Demand (AFY)	Outdoor Irrigation Demand (AFY)	Total Water Demand (AFY)
1	240			684.41	684.41
2	5.9		9.98		9.98
3	17.6		118.53	15.06	133.59
4	7.3	10.61		6.25	16.86
5	9.95	42.45		8.51	50.96
6	33.2	108.09		28.40	136.49
7	36.2	29.48	49.29	10.32	89.09
8	69.6		128.89	19.85	148.74
9	16		48.95	11.41	60.36
10	20		12.32	5.70	18.02
Total	455.75	190.63	367.96	789.91	1,348.50

Sources: 1. CVWD Water Demand Calculation Table, 2020 (see Appendix G).

46 See Appendix G.

This updated estimate is lower than the estimated water demand of 1,983 AFY included in the 2005 WSA/WSV approved by CVWD. Moreover, adequate water supplies would be available to service the NorthStar Specific Plan project during normal, dry, and multiple dry years. The total water demand for the proposed Specific Plan, which includes the Arena, is 1,269.23 AFY as shown in **Table 17: Proposed NorthStar Specific Plan Total Water Demand**. The total water demand for the NorthStar Specific Plan would be reduced by 79.27 AFY with approval of the proposed Amendment. This water demand estimate is 714 AFY lower than the estimate for the NorthStar Specific Plan project in the 2005 WSA/WSV.

As the total water demand for the NorthStar Specific Plan Area would be reduced with the proposed Amendment, no update of the WSA required. Additionally, the implementation of any portion of the Specific Plan, including the proposed Project, is required to comply with Riverside County Ordinance No. 859, which sets forth water efficient landscape requirements that apply to all new discretionary projects with a total landscape area equal to or greater than 2,500 square feet.⁴⁷ With implementation of mitigation measures, impacts would be less than significant on a project and cumulative level. The proposed Project would not result in any project or cumulative new impacts or increase the severity of a previously identified significant impacts as analyzed in EIR No. 470.

Table 17
Proposed NorthStar Specific Plan Total Water Demand

Planning Area	Land Acres	Indoor Residential Demand (AFY)	Indoor Commercial and Industrial Demand (AFY)	Outdoor Irrigation Demand (AFY)	Total Water Demand (AFY)
1	240			684.41	684.41
2	5.9		9.98		9.98
3	17.6		118.53	15.06	133.59
4	7.3	10.61		6.25	16.86
5	9.95	42.45		8.51	50.96
6	33.2	108.09		28.40	136.49
7	36.2	29.48	49.29	10.32	89.09
8	28.2		40.93	8.04	
9	16		48.95	11.41	60.36
10	20		12.32	5.70	18.02
11	41.40		15.15	5.35	
Total	455.75	190.63	295.15	783.45	1,269.23

Sources: 1. CVWD Water Demand Calculation Table, 2020 (see Appendix G).

47 Riverside County. Ordinance No. 859: An Ordinance of the County of Riverside Amending Ordinance No. 859 The Water Efficient Landscape Requirements 2009, website: <http://www.rivcocob.org/ords/800/859.pdf>, accessed February 16, 2021.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to water. These measures, which are listed below, would continue to apply to the proposed project and would be enforced as part of the Project's conditions the approval, as appropriate.

- WS-1** The developer shall follow the Water Management Plan of the CVWD for water conservation practices and plans shall be reviewed by the CVWD for water conservation designs implemented into the project design.
- WS-2** The developer shall implement the Landscape guidelines found in the Document by CVWD Landscape Ordinance and reviewed by the CVWD for implementation of Landscape and watering methods.
- FL-1** The localized HEC-RAS analyses shall provide the basis for establishing the development pad and top-of-berm elevations along the southerly golf course boundary. Development pad elevations shall be set a minimum of 1.5 feet above the computed and adjacent 100-year water surface elevation computed in the localized analyses. In instances where there is a difference between the water surfaces computed in the two localized HEC-RAS analyses, the higher computed water surface shall govern.
- FL-2** The top-of-berm elevations shall be set a minimum of three feet above the computed and adjacent 100-year water surface elevation.
- FL-3** A Letter of Map Revision shall be submitted to the Federal Emergency Management Agency based on the As-Built plans for the golf course conveyance and adjacent development grading.
- FL-5** The proposed Project shall provide an easement for conveyance of the future Mid- Valley Drainage System flows as required by CVWD. The exact location of the proposed easement will be defined when the future Mid-Valley Drainage System is designed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
41. Sewer					
Would the project:					
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or the expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Coachella Valley Water District, Coachella Valley Water Management Plan 2016 Status Report (January 2012); CVWD Letters (see **Appendix G**); Riverside County EIR No. 470.

- a. *Would the project require or result in the construction of new wastewater treatment facilities, including septic systems, or the expansion of existing facilities, the construction of which would cause significant environmental effects?*
- b. *Would the project result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

EIR No. 470 Finding:

EIR No. 470 identified that all project development would be served by sewer, no septic tanks or other means of underground sewage treatment are proposed. Additionally, EIR No. 470 did not anticipate any adverse environmental impacts associated with providing sewer to the project. The developer shall follow the Water Management Plan and Landscape Ordinance guidelines that are provided by the CVWD for the conservation of water. EIR No. 470 identified that sanitary sewer service is provided by CVWD. Discussions with the District identified no issues with providing the project with sewer service. EIR No. 470 also noted the project would contribute to potential significant cumulative impacts.

No Substantial Change from Previous Analysis:

The NorthStar Specific Plan Area is served by sewers, and no septic tanks or other means of underground sewage treatment are proposed as part of the currently proposed Project. The Project includes construction of approximately 0.2 miles of new gravity main between 8 to 10-inches in diameter that collect development flow and connect to an existing 24-inch diameter pipeline along Varner Road beginning approximately 4,900 feet southeast of Cook Street. CVWD has determined this proposed sanitary sewer pipeline is adequate for the anticipated sewer loading for the proposed Project and the existing pipelines downstream of the development are adequately sized to convey development flows.⁴⁸ Impacts would be less than significant on a project and cumulative level. Therefore, the project would not result in any project or cumulative new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to sewer. These measures, which are listed below, would continue to apply to the proposed project and would be enforced as part of the Project's conditions the approval, as appropriate.

WS-1 The developer shall follow the Water Management Plan of the CVWD for water conservation practices and plans shall be reviewed by the CVWD for water conservation designs implemented into the project design.

48 See Appendix G.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
42. Solid Waste					
Would the project:					
a. 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Comply with federal, State, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: CalRecycle, "Solid Waste Information System"

<https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>; CalRecycle, "Estimated Solid Waste Generation Rates" <https://www2.calrecycle.ca.gov/wastecharacterization/general/rates>; Riverside County Department of Waste Resources, Riverside County Non-disposal Facility Element; Riverside County EIR No. 470.

a. *Would the project generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals?*

EIR No. 470 Finding:

EIR No. 470 estimated that the project would generate approximately 50.3 tons of solid waste per day. EIR No. 470 noted that the proposed project would increase the need for the services of waste haulers and would increase the amount of solid waste at the Edom Hill Transfer Station by less than four percent. EIR No. 470 included mitigation measure requiring review of the routes for trash collection service prior to the building of structures and consider feasibility of design features to reduce solid waste. EIR No. 470 determined with implementation of mitigation, impacts would be less than significant.

No Substantial Change from Previous Analysis:

EIR No. 470 estimated that the approved NorthStar Specific Plan would generate approximately 50.3 tons of solid waste per day. Since 2006, the estimated solid waste generation rates have not been updated. Using the same generation rates, the proposed Specific Plan, which includes the Arena, would generate approximately 29.35 tons of solid waste per day as shown in **Table 18: Estimated Waste Generation from Proposed NorthStar Specific Plan.**

**Table 18
Estimated Waste Generation for Proposed NorthStar Specific Plan**

Planning Area	Units	Waste Generation Factor ¹	Total Water Demand (AFY)	
18 Hole Golf Course	Clubhouse	74,500 sq ft	0.046 lb/sq ft/day	3,427 lb/day
	Restaurant	~6,500 sq ft ²	0.005 lb/sq ft/day	32.5 lb/day
Golf View Hotel	Hotel	350 rooms	2 lb/room/day	700 lb/day
	Spa	25,000 sq ft	3.12 lb/100 sq ft/day ³	780 lb/day
	Meeting Rooms	32,000 sq ft	3.12 lb/100 sq ft/day ³	998.4 lb/day
Golf View Villas	54 units	12.23	660.4 lb/day	
Resort Timeshares	216 units	12.23 lb/household/day	2,641.7 lb/day	
Golf View Condos	550 units	12.23 lb/household/day	6,726.5 lb/day	
Mixed Use Village	Residential	150 units	12.23 lb/household/day	1,834.5 lb/day
	Retail	400,000 sq ft	13 lb/1000 sq ft/day	5,200 lb/day
Industrial Village	381,035 sq ft	62.5 lb/1000 sq ft/day	23,814.7 b/day	
Executive Office	230,000 sq ft	6 lb/1000 sq ft/day	1,380 lb/day	
Community Commercial	100,000 sq ft	13 lb/1000 sq ft/day	1,300 lb/day	
Arena	295,000 sq ft	3.12 lb/100 sq ft/day ³	9,204 lb/day	
Total			58,699.7 lb/day 29.35 tons/day	

Notes:

1. The waste generation factors were taken from the CalRecycle website estimates of solid waste generation rates accessed February 2, 2021.

2. The square footage of the restaurant portion of the clubhouse was taken from the current building layout plans.

3. This waste generation factor was the estimated rate for "other services" in the table for "Estimated Solid Waste Generation Rates for Service Establishments" on the CIWMB website. It was used due to absence of a rate for the specific land use.

Sources: 1. CalRecycle, "Estimated Solid Waste Generation Rates" <https://www2.calrecycle.ca.gov/wastecharacterization/general/rates>.

The Edom Hill Transfer Station has a design capacity of 3,500 tons per day, including up to 500 tons per day of green and woody waste and 300 tons per day of construction and demolition waste.⁴⁹ Thus, the estimated solid waste for the NorthStar Specific Plan would be reduced by 20.95 tons/day with approval of the proposed Project. With implementation of mitigation measures, would not result in any new impacts or increase the severity of a previously identified significant impacts as analyzed in EIR No. 470.

b. Would the project comply with federal, State, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

EIR No. 470 Finding:

EIR No. 470 estimated that the project would generate approximately 50.3 tons of solid waste per day. EIR No. 470 indicated that order for the NorthStar Specific Plan project to aid Riverside County in achieving the goals of the CIWMP, the Applicant would work with future haulers to implement recycling and waste reduction programs. Furthermore, EIR No. 470 included mitigation measures requiring the NorthStar Specific Plan project comply with applicable statutes and regulations and work with the Riverside County Department of Waste Resources to participate in the efforts to achieve the goals of the CIWMP. As such, EIR No. 470 concluded that impacts related to compliance with management and reduction statutes and regulations would be less than significant with implementation of mitigation.

No Substantial Change from Previous Analysis:

Public Resources Code Section 40000 et seq. requires that local jurisdictions divert at least 50 percent of all solid waste generated. The Project would be subject to the County's solid waste generated. The Project would be subject to the County's solid waste collection and disposal requirements pursuant to Municipal Code Chapter 8.132, which sets forth the requirements for trash disposal and collection. Accordingly, the Project would be fully compliant with applicable Federal, State, and local statutes and regulations related to solid waste, resulting in a less than significant impact. Therefore, implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to solid waste. These measures, which are listed below, would continue to apply to the proposed project and would be enforced as part of the Project's conditions the approval, as appropriate.

⁴⁹ Riverside County Department of Waste Resources, Riverside County Non-disposal Facility Element, Table A-3: Edom Hill Transfer Station/MRF County of Riverside NDFE, July 2015 Amended December 2019, April 2020, and May 2020, website: <https://www.rcwaste.org/Portals/0/Files/Planning/CIWMP/NDFE.PDF>, accessed February 2, 2021.

SW-1 Waste Management of the Desert, Inc. shall review routes for trash collection service prior to the building of structures. Waste Management of the Desert shall approve routes prior to granting service agreements.

SW-2 Recyclable materials enclosures shall be provided including trash collection. Each enclosure shall include a sign, identifying the use of the bin or storage or recyclable materials, placed on the enclosure entrance gates and shall be no larger than two (2) square feet. The colors of the sign shall be ivory and brown.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
43. Utilities					
<i>Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?</i>					
a. Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County EIR No. 470.

- a. *Would the project impact the electricity facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?*
- b. *Would the project impact the natural gas facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?*
- c. *Would the project impact the communications systems facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?*

- d. Would the project impact the street lighting facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?***
- e. Would the project impact the maintenance of public facilities, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?***
- f. Would the project impact the other governmental services facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?***

EIR No. 470 Finding:

EIR No. 470 noted implementation of the North Star Specific Plan project would result in an increased demand for electricity, natural gas, communication systems, and street lighting. EIR No. 470 indicated that the utilities would provide services in accordance with policies and rules for extension of service on file with the California Public Utilities Commission. EIR No. 470 did not indicate that the construction or expansion of facilities would cause significant environmental effects and concluded that impacts to utilities would be less than significant.

No Substantial Change from Previous Analysis:

Onsite

Implementation of the Project would require the construction of facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable) and street lighting. All facilities needed to serve the Project are available in the local area, and the Project would implement improvements on site that would connect to existing facilities available within or adjacent to the Project Site. Impacts associated with the construction of other facilities needed to serve the proposed Project have been evaluated throughout the EIR Addendum accordingly. As concluded herein, the Project's construction-related impacts would be less than significant or could be mitigated to less-than-significant levels with standard regulatory compliance and implementation of the mitigation measures identified by EIR No. 470. There are no components of the proposed Project or its demand for utility services that could result in significant environmental effects not otherwise addressed herein. Accordingly, implementation of the proposed Project would result in less than significant impacts. The proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Offsite

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from improvements to these existing facilities. Additionally, as part of the Project, a 1,600 extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit would be installed to connect these two existing lines. The construction area along this straight route would be approximately 40 feet in width, outside of, but adjacent to the Coachella Valley Preserve. This area is disturbed by existing dirt roads. The construction of the extended overhead distribution line along the 1,600-foot gap between the existing lines would not result in significant environmental effects and no mitigation measures are proposed related to utilities. Mitigation measures identified throughout EIR No. 470 would continue to apply to the proposed Project, both on site and off site. Accordingly, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified no mitigation measures in regard to utilities (electricity, natural gas, communication systems, street lighting, maintenance of public facilities, and other governmental services). As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
44. Wildfire					
<i>If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:</i>					
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?					
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan. Chapter 6: Safety Element. Figure S-11, *Wildfire Susceptibility*.

- a. *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*
- b. *Would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*
- c. *Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*
- d. *Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*
- e. *Would the project expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

EIR No. 470 Finding:

At the time of the certified EIR, evaluation of wildfire impacts was not required. Although EIR No. 470 did not address this subject, EIR No. 470 contained enough information about existing conditions and wildfire present on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about NorthStar's potential affect to wildfire was readily available to the public. EIR No. 470 did not evaluate impacts to wildfire.

No Substantial Change from Previous Analysis:

According to the Figure S-11 of the Riverside County General Plan, the Project Site is not identified as being susceptible to wildland fire hazards.⁵⁰ The proposed project would be developed in accordance with Riverside County Fire Department standards regarding fire hydrant locations and brush clearance requirements for the proposed building structures on site. Therefore, with compliance with the Specific Plan Design Guidelines for fuel modification zones and compliance with Riverside County Fire Department standards, impacts associated with wildfire would be less than significant. The proposed project would result in a reallocation of land uses and would not introduce any new land uses that would increase the potential for wildland fire hazards. Moreover, the proposed project would be reviewed by the County of Riverside to ensure the design complies with all applicable regulations that relate to wildland fires. Accordingly, implementation of the proposed project would not result in less than significant impacts.

⁵⁰ Riverside County General Plan. Chapter 6: Safety Element. Figure S-11, Wildfire Susceptibility.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 did not identify any mitigation measures in regard to wildfire as an evaluation of wildfire impacts was not required. However, there is enough current information about the Project area to accurately assess that the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
45. MANDATORY FINDINGS OF SIGNIFICANCE					
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: All applicable sources provided above.

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?

No Substantial Change from Previous Analysis:

As indicated throughout the analysis in this EIR Addendum, assuming incorporation of the mitigation measures specified in EIR No. 470, implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habit of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important example of the major periods of California history or prehistory. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 470.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
b. Does the project have impacts which 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, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County EIR No. 470; The Mobility Group, *Riverside County Arena Project Transportation Analysis Report* (“Transportation Analysis Report,” see Appendix F1).

b. Does the project have impacts which 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, other current projects and probable future projects)?

No Substantial Change from Previous Analysis:

Cumulative effects that would result from implementation of the Project have been evaluated throughout this EIR Addendum, which concludes that such impacts would not occur, would be less than significant,

or would be reduced to the maximum feasible extent with implementation of the mitigation measures specified by EIR No. 470. Additionally, this EIR Addendum concludes that the Project as proposed would not result in any new or more severe cumulative effects beyond what was already evaluated and disclosed by EIR No. 470. All applicable mitigation measures identified as part of EIR No. 470 and that were imposed to address cumulatively considerable effects would continue to apply to the proposed Project. The analysis throughout the EIR Addendum demonstrates that all Project cumulative impacts would be less than significant or would be reduced in comparison to the analysis and conclusions of EIR No. 470. Additionally, the analysis herein demonstrates that physical impacts associated with the project (e.g., biological resources, cultural resources, geology/soils, etc.) would not substantially change or increase compared to the analysis presented in EIR No. 470. Therefore, because the Project would have similar or reduced cumulative impacts to the environment as compared to what was evaluated and disclosed to EIR No. 470, the Project would not result in any new or increased cumulative impacts to the environment beyond what was evaluated, disclosed, and mitigated for by EIR No. 470. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant cumulative impact as previously analyzed in EIR No. 470.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County EIR No. 470.

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

No Substantial Change from Previous Analysis:

The Project’s potential to result in a substantial adverse effect on human beings has been evaluated throughout this Addendum (e.g., Air Quality, Geology/Soils, Noise, etc.) Where potential significant impacts are identified, mitigation measures from EIR No. 470 have been imposed to reduce any potential adverse effects to a level below significance. There are no components of the proposed Project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed

throughout this EIR Addendum and/or by EIR No. 470. Accordingly, no additional significant impacts would occur. Therefore, implementation of proposed Project would not result in any new impacts or increase the severity of a previously identified significant impacts as previously analyzed in EIR No. 470.

4.2 Earlier Analysis

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

Earlier Analyses Used, if any:

- County of Riverside General Plan
- RCLIS—Riverside County Land Information System
- Environmental Impact Report No. 470

4.3 Appendices

- Appendix A Air Quality Study for the Addendum to the NorthStar Specific Plan, prepared by Meridian Consultants, LLC and dated February 2021;
- Appendix B1 Geotechnical Exploration Report Proposed Ice Hockey Arena Varner Road Between Cook Street and Washington Street, Coachella Valley, Riverside County, California, prepared by Leighton Consulting, Inc. and dated October 30, 2020 (Revised November 10, 2020);
- Appendix B2 Addendum to Geotechnical Exploration Report Proposed Ice Hockey Arena Varner Road between Cook Street and Washington Street, Coachella Valley, Palm Desert, Riverside County, California, prepared by Leighton Consulting, Inc. and dated October 30, 2020 (Revised November 10, 2020);
- Appendix C Greenhouse Gas Model Outputs;
- Appendix D1 Conceptual Drainage Summary, NorthStar Specific Plan 343 Amendment, prepared by Pacific Advanced Civil Engineering, Inc. and dated February 2021;
- Appendix D2 NorthStar Specific Plan – Updated Hydrology, Hydraulics, and Flood Control Improvement Plan Concept Study, prepared by Pacific Advanced Civil Engineering, Inc. and dated February 2021;
- Appendix E Noise Study for the Addendum to the NorthStar Specific Plan, prepared by Meridian Consultants, LLC and dated March 2021;
- Appendix F1 Riverside County Arena Project Transportation Analysis Report, prepared by The Mobility Group and dated March 2021;
- Appendix F2 Draft Memorandum NorthStar Specific Plan EIR Addendum Vehicles Miles Traveled (VMT) Analysis Memo, prepared by Fehr & Peers and dated March 12, 2021;

- Appendix G** Coachella Valley Water District Water and Wastewater Hydraulic Modeling;
Palm Springs Arena – Sanitation Hydraulic Modeling Results, prepared by CVWD and dated December 17, 2020;
Parcel Map No. 38040, Palm Springs Arena Hydraulic Modeling Results, Project No. ST0197, prepared by CVWD and dated January 6, 2021;
Riverside County NorthStar Specific Plan Amendment Water Supply Assessment Review, prepared by Meridian Consultants, LLC dated February 16, 2021;
- Appendix H** Sign Lighting Report, prepared by Jon E. Muse, P.E. and dated February 2, 2021;
- Appendix I** Imperial Irrigation District Distribution Line Extension, City of Palm Desert, Riverside County, California, Habitat Assessment Coachella Valley Multiple Species Habitat Conservation Plan Consistency Analysis, prepared by ELMT Consulting, dated February 2021.
- Appendix J** Phase 1 Cultural Resources Assessment of a 1,600-Foot Extension of the Imperial Irrigation District Distribution Line in Support of the Coachella Valley Arena Project, near Thousand Palms, Riverside County, California prepared by Statistical Research, Inc., dated February 17, 2021.
- Appendix K** Will Serve Letters
Will Serve Letter Request for Palm Springs Arena APNs 695-100-010 and 695-100-015, prepared by Imperial Irrigation District and dated February 26, 2021;
Northstar Specific Plan 343 Amendment Project, prepared by CVWD and dated February 19, 2021.

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

4.4 Authorities Cited

Assembly Bill 52; California Building Code (2007 and 2019); Section 1802.3.2; California Government Code (GOV); Sections 51104(g), 65962.5; California Code of Regulations (CCR), Title 14. Natural Resources, Division 6, Chapter 3. Guidelines for Implementation of the California Environmental Quality Act; Sections 15000 - 15387 (CEQA Guidelines). Specific Sections cited: 670.2, 670.5, 15064.5, 15162; California Code of Regulations (CCR), Title 24, Building Standards Code; California Public Resource Code (PRC), Division 13. Environmental Quality; Sections 21000-21178 (CEQA); Specific Sections cited: 21074, 21080.3; California Public Resource Code (PRC); Sections 4526, 5020.1(k), 5024.1, 5097. 94(k), 5097.98, and 12220(g); Code of Federal Regulations (CFR), Title 50. Wildlife and Fisheries; Sections 17.11 and 17.12

5.0 REFERENCES

Assembly Bill 52; California Public Resource Code Section 21080.3, et. Seq.

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6.0 MITIGATION MONITORING PROGRAM

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
4.1.1: Aesthetics	Impacts would be less than significant with mitigation.	Because the Project would be designed to integrate into and be visually consistent with the overall NorthStar Specific Plan, impacts to aesthetics would be less than significant.	SR-1: In order to ensure the project is built as envisioned and in an aesthetically pleasing manner, the various components of the project shall be consistent with the Specific Plan. Plot plan approval by the County prior to issuance of building permits will give interested parties a vehicle to review development.	Prior to approval of the Plot Plan	County of Riverside, Planning Department	Applicable	Mitigation Measure shall apply.	Less than Significant.
4.1.2: Agriculture and Forest Resources	Impacts to agriculture and forest resources was determined to be less than significant at the project level. The loss of potential farmland would contribute to significant and unavoidable cumulative impacts on farmland.	The Project would not result in a substantial alteration of the land uses that were approved through the NorthStar Specific Plan and evaluated in EIR No. 470; thus, impacts would be less than significant.	No mitigation identified.	Not applicable	Not applicable	--	No mitigation identified.	Less than significant at the project level. Significant and unavoidable cumulative impacts.

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4.1.3: Air Quality	EIR No. 470 that determined construction and operation of the NorthStar Specific Plan project would not be significant at the project level with mitigation. However, the project would result in significant and unavoidable cumulative impacts due to the generation of CO, NO, PM _{2.5} , PM ₁₀ , and ROG.	The Project would result in less than significant impacts during construction and operation. Operation of the proposed Specific Plan would exceed the SCAQMD thresholds for VOCs, NOx, CO, and PM ₁₀ , but would not exceed operational thresholds for SOx or PM _{2.5} . However, the proposed Specific Plan land uses would result in lower emissions compared to the adopted Specific Plan land uses disclosed in EIR No. 470.	EIR No. 470 Mitigation Measure AQ-1: Develop a dust control program to supplement the routine watering that constitutes CVBACMs in excess of any minimum SCAQMD Rule 403 and 403.1 requirements. CVBACMs that may be adopted and integrated into an enhanced dust control program include, but are not limited to, hydroseeding, previously disturbed areas, adding chemical binders or surfactants to increase the effectiveness of watering, early paving or chip sealing of roads, enforcing reduced travel speeds (15 mph) on unpaved surfaces and/or using sand fences and perimeter sandbags. A Fugitive Dust Control Plan for grading the North Star SP 343 project is required. The plan would identify the "normal" dust control practices, "after-hour" controls, bulk material track-out, clean-up, long-term stabilization, soil import/export control measures, and site signage. If the disturbed surface area exceeds 50 acres, an Environmental Observer shall be retained and available to be on-site within 30 minutes, day or night.	Prior to the issuance of Grading and Building Permits	Riverside County Building and Safety Department	Applicable	Mitigation Measure shall apply.	Project level impacts not significant. Significant and unavoidable cumulative impacts.
			AQ-2: Minimize construction interference with regional non-project traffic movement. Measures recommended for inclusion are: a. Scheduling receipt of construction materials to non-peak travel periods. b. Routing construction traffic through areas of least impact sensitivity. c. Limiting lane closures and detours to off-peak travel periods. d. Providing ride-share incentives for contractor and subcontractor personnel. AQ-3: Reduce "spill-over" effects by preventing soil erosion, washing vehicles entering public roadways from dirt off-	Prior to the issuance of Grading and Building Permits	Riverside County Building and Safety Department	Applicable	Mitigation Measure shall apply.	
				Prior to the issuance of	Riverside County Building and	Applicable	Mitigation Measure shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
			<p>road project areas, and washing/sweeping project access to public roadways on an adequate schedule.</p> <p>AQ-4: Require emissions control from on-site equipment through a routine mandatory program of low-emissions tune-ups, and soot filters on diesel-fueled equipment, where feasible.</p> <p>AQ-5: Utilize alternative-fueled or "green diesel" fueled construction equipment if use of such equipment will not adversely affect the project schedule or economics. A report of the availability of such equipment shall be submitted in conjunction with the grading application to determine to what extent the cleaner equipment objective will be met by this project.</p> <p>AQ-6: Enforce a speed limit of 15 mph on any unpaved surface.</p> <p>AQ-7: Limit grading/soil disturbance to as small an area as practical at any one time not to exceed 15 acres on any given day.</p> <p>AQ-8: Limit the application of paints and coating to average no more than the equivalent of two dwelling units per day over the project build-out lifetime using the most currently available low-VOC paint.</p> <p>AQ-9: Recommended developer-sponsored measures include the following: 1. Provide an attractive pedestrian environment.</p>	<p>Grading and Building Permits</p> <p>Prior to the issuance of Grading and Building Permits</p> <p>Ongoing During Construction</p> <p>Ongoing During Construction</p> <p>Prior to approval of Grading Permit</p> <p>Prior to Approval of Building Permit</p> <p>Prior to approval of Plot Plan</p>	<p>Safety Department</p> <p>Riverside County Building and Safety Department</p> <p>Riverside County Building and Safety Department</p> <p>Riverside County Building and Safety Department</p> <p>Riverside County Building and Safety Department</p> <p>Riverside County Building and Safety Department</p> <p>Riverside County Building and Safety Department</p> <p>County of Riverside, Planning Department</p>	<p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p>	<p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p>	

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4.1.4: Biological Resources	EIR No. 470 that determined impacts to sensitive biological resources would be less than significant with mitigation.	SP00343A02 Finding	<p>EIR No. 470 Mitigation Measure</p> <ol style="list-style-type: none"> 2. Incorporate bicycle trails and interconnections. 3. Build homes that exceed minimum statewide energy construction requirements. 4. Include residential design features that encourage trip elimination or trip diversion to alternative transportation: <ol style="list-style-type: none"> a. Pre-wired for various telecommunications systems for in-home offices b. Pre-wired for 220V electric vehicle and golf cart charging systems. 5. Provide preferential parking spaces for employee carpools and vanpools. 6. Schedule truck deliveries and pickups for off-peak hours where feasible. <p>WR-1: No use of chemical controls for weeds or animals within 100 feet of the preserve boundary.</p> <p>WR-2: A diagram of plant species proposed for landscaping use is to be presented to the manager of the Coachella Valley Preserve 120 days prior to planting. This will allow the preserve manager to make recommendations regarding species selection and placement prior to actual planting. The objective is to prevent the accidental introduction of exotic and invasive plant species into the preserve.</p> <p>WR-3: No additional trees over fifteen feet in height shall be planted within 100 feet of the preserve boundary. This shall avoid unnatural perches from which avian predators can prey upon sensitive animal species.</p>	Ongoing	County of Riverside, Environmental Health Department; Planning	Applicable	Mitigation Measure shall apply.	Less than Significant.
				Review of Plot Plan	County of Riverside, Planning Department	Applicable	Mitigation Measure shall apply.	
				Review of Plot Plan; Ongoing	County of Riverside, Planning Department	Applicable	Mitigation Measure shall apply.	

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			<p>WR-4: Boundary fencing shall allow for the movement of animals on and off the preserve.</p> <p>WR-5: Boundary fencing shall prevent humans from entering the preserve from the project site. Stray golf balls from the project course shall be collected periodically at the discretion of the preserve management.</p> <p>WR-6: Informational signs shall be posted at 50-yard intervals informing project site users as to the purpose and fragile nature of the preserve.</p> <p>WR-7: Since night lighting can interfere with the nocturnal hunting activities of native fauna, the Project site lighting is to be directed toward the ground and away from the Preserve.</p> <p>WR-8: Domestic cats and dogs shall not be allowed on the project site at any time. Stray pets, particularly cats, can prey upon small animals including the Coachella Valley fringe-toed lizard.</p> <p>WR-9: Prior to any special event on the golf course that is expected to attract large crowds, the Coachella Valley Preserve management staff shall be contacted with regard to crowd control, press and media control, equipment placement and other issues regarding the operations of the event.</p> <p>WR-10: The NorthStar project shall grant permission to the Coachella Valley</p>	<p>Ongoing</p> <p>Ongoing.</p> <p>Ongoing</p> <p>Review of Plot Plan</p> <p>Ongoing</p> <p>Ongoing</p>	<p>County of Riverside, Planning Department</p> <p>County of Riverside, Planning Department</p> <p>County of Riverside, Planning Department</p> <p>County of Riverside, Planning Department</p> <p>County of Riverside, Planning Department</p> <p>County of Riverside, Planning Department; Fire Department; Sheriff Department; Environmental Health Department; Transportation Department</p> <p>County of Riverside,</p>	<p>Applicable</p> <p>Not Applicable. This mitigation measure applies to the golf course and not the Arena.</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p>	<p>Mitigation Measure shall apply.</p> <p>None.</p> <p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p> <p>None.</p> <p>Mitigation Measure shall apply.</p>	

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4.1.5: Cultural Resources	EIR No. 470 determined the NorthStar Specific Plan site did not contain any significant historical or archaeological resources. Given the possibility of discovering subsurface resources	Although the Project site has been subject to previous disturbance since the certification of EIR No. 470 and adoption of the NorthStar Specific Plan, there is a potential for	Preserve staff to enter the NorthStar property for the purpose of bird of prey control.	Review of Plot Plan; Ongoing	Planning Department	Not Applicable. This mitigation measure applies to the golf course and not the Arena.	None.	
			WR-11: No palm trees shall be placed in the golf course. For other planning areas, palm trees may be allowed with the exception of fan palms. Palm trees shall be trimmed each year in March to limit the opportunity for nesting of birds of prey.		County of Riverside, Planning Department	Applicable. This mitigation measure applies to the golf course and not the Arena.	Mitigation Measure shall apply.	
			WR-12: Except in the case where flood waters pose a threat to life or property, no water will be released onto Coachella Valley Preserve property without first consulting the Preserve staff.	Ongoing	County of Riverside, Planning Department; Transportation Department	Applicable	Mitigation Measure shall apply.	
			WR-13: Adjacent to the Preserve boundary fence and on the NorthStar property, a snow fence or equivalent shall be built for the purposes of collecting blow sand. The operator of the golf course shall collect sand that accumulates along that fence and dispose of it in a place and method prescribed by Preserve staff.	Review of Plot Plan; Ongoing	County of Riverside, Planning Department	Not Applicable. This mitigation measure applies to the golf course and not the Arena.	None.	
			WR-14: All utilities shall be underground, especially along the common boundary between the Preserve and NorthStar	Review of Plot Plan	County of Riverside, Planning Department	Applicable	Mitigation Measure shall apply.	
		the qualified archaeological and Native American monitor to watch for cultural and paleontological resources. Shall a subsurface resource be encountered during grading operations, the grading shall be halted and diverted from the area and a qualified archaeologist shall be contacted to determine whether or not the find is significant and warrants testing.	CPR-1: Grading shall be observed by a	Prior to issuance of Building and Grading Permits	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	Less than Significant.

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	during grading activities, EIR No. 470 concluded with implementation of mitigation measures, including requiring an Agua Caliente tribe approved cultural resources monitor during grading, impacts would be less than significant.	grading and excavation activities to disturb native soil not previously disturbed. Implementation of mitigation would result in less than significant impacts.	CPR-2: In addition to a qualified archaeological monitor, an approved cultural resources shall be retained. The monitor may request that destructive construction halt and the monitor shall notify a qualified archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer, County Historic Preservation Officer and the Agua Caliente Cultural Resource Coordinator. This monitor shall be selected by the Agua Caliente tribe, from a list of approved monitors from the Native American Heritage Commission. CPR-3: Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land developer for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Shall the archaeologist, after consultation with the appropriate Native American tribe(s) find that potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, Native American observer(s), and the excavation and grading contractor shall take place. During grading operations, the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer(s) shall actively monitor all project related grading and construction and, when deemed necessary in the professional opinion of the retained archaeologist and the Native American Observer(s) shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources.	Prior to the issuance of Grading and Building Permits	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	
				Prior to the issuance of Grading and Building Permits	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	

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		SP00343A02 Finding	<p>EIR No. 470 Mitigation Measure</p> <p>CPR-4: Prior to the issuance of grading permits, the NAME, ADDRESS, and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the Building and Safety Grading Division. If the retained archaeologist, after consultation with the appropriate Native American(s), finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.</p> <p>CPR-5: If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of the origin and disposition pursuant to Public Resource Code Section 5097.98. The County Coroner shall be notified immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission, which shall determine and notify the appropriate Native American Tribe who is the most likely descendent. The descendent shall inspect the site of the discovery and make recommendations as to the appropriate mitigation. After the recommendations have been made, the land divider, Native American Tribal representative(s), and the County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.</p>	<p>Prior to issuance of Grading and Building Permits</p>	County of Riverside, Building and Safety	Applicable	Mitigation Measure shall apply.	
4.1.6: Energy	Impacts to energy was determined by EIR No. 470 to be less than significant.	The Project would result in a decreased energy demand as compared to what		Prior to issuance of Grading and Building Permits	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply	Less than significant.

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4.1.7: Geology and Soils	With implementation of mitigation, EIR No. 470 determined that impacts would be less than significant.	<p>was evaluated for the Project site in EIR No. 470. Accordingly, the Project's impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during Project construction and operation would be less than significant.</p> <p>With compliance with mitigation measures and recommendations in the Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report, the Project's impacts to geology and soils would be less than significant.</p>	<p>AQ-1: Develop a dust control program to supplement the routine watering that constitutes CVBACMs in excess of any minimum SCAQMD Rule 403 and 403.1 requirements. CVBACMs that may be adopted and integrated into an enhanced dust control program include, but are not limited to, hydroseeding previously disturbed areas, adding chemical binders or surfactants to increase the effectiveness of watering, early paving or chip sealing of roads, enforcing reduced travel speeds (15 mph) on unpaved surfaces and/or using sand fences and perimeter sandbags. A Fugitive Dust Control Plan for grading the North Star SP 343 project is required. The plan would identify the "normal" dust control practices, "after- hour" controls, bulk material track-out, clean-up, long-term stabilization, soil import/export control measures, and site signage. If the disturbed surface area exceeds 50 acres, an Environmental Observer shall be retained and available to be on-site within 30 minutes, day or night.</p>	Prior to the issuance of Grading and Building Permits	Riverside County Building and Safety Department	Applicable	Mitigation Measure shall apply.	Less than Significant.

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		SP00343A02 Finding	<p>EIR No. 470 Mitigation Measure</p> <p>SS-1: Clearing and grubbing: At the start of site grading, existing vegetation, trees, large roots, pavements, foundations, non-engineered fill, construction debris, trash, and abandoned underground utilities (including the old irrigation pipes) shall be removed from the proposed building, structural, and pavement areas. The surface shall be stripped of organic growth and removed from the areas that are likely to receive structures and improvements. Areas disturbed during clearing shall be properly backfilled and compacted as described in SS- below.</p> <p>SS-2: Dust Control: Dust control shall be implemented during construction. Site grading shall be in strict compliance with the requirements of the South Coast Air Quality Management District.</p> <p>SS-3: Site Preparation: Because of the relatively under compacted nature of the near surface site soils, on likely building areas, pre compaction of soils in areas of fill is required. The existing surface soils within these areas shall be scarified and then moisture conditioned such that the moisture penetrates to a depth of at least three feet below existing grad. The resting grade shall be compacted to at least 90% relative compaction. If unsuitable materials are found in the areas of future improvement, over excavation of the soils will be required. The depth and lateral extent of unsuitable soil to be over excavated will be determined in the field at the time of grading.</p> <p>SS-4: Auxiliary Structures Subgrade Preparation. Auxiliary structures such as garden or retaining walls shall have the foundation sub grade prepared similar to the building pad recommendations given</p>	<p>Prior to issuance of Grading Permit</p> <p>Prior to issuance of Grading Permit</p> <p>Prior to issuance of Grading Permit</p>	<p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p>	<p>Applicable</p> <p>Applicable</p> <p>Applicable</p>	<p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p>	

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			<p>in SS 3 above. The lateral extent of the over excavation needs only to extend two feet beyond the face of the footing.</p> <p>SS-5: Engineered Fill Soils: The native soil is suitable for use as engineered fill and utility trench backfill, provided it is free of significant organic or deleterious matter. The native soil shall be placed in maximum 8 inch lifts (loose) and compacted to at least 90% relative compaction (ASTM D 1557) near its optimum moisture content. Compaction shall be verified by testing.</p> <p>SS-6: Shrinkage: The shrinkage factor for earthwork is expected to range from 15 to 25 percent for the upper excavated or scarified site soils. This estimate is based on compactive effort to achieve an average relative compaction of about 92% and may vary with contractor methods. Subsidence is estimated to be less than 0.2 feet. Losses from site clearing and removal of existing site improvements may affect earthwork quantity calculations and shall be considered.</p> <p>SS-7: Site Drainage: Positive drainage shall be maintained away from the structures (5% for five feet minimum) to prevent ponding and subsequent saturation of the foundation soils. Gutters and downspouts may be considered as a means to convey water away from foundations if adequate drainage is not provided. Drainage shall be maintained for paved areas. Water shall not pond on or near paved areas.</p> <p>SS-8: Foundations: All foundations shall be placed on compacted soils as recommended above. In addition, foundations shall meet the following:</p>	<p>Prior to issuance of Grading Permit</p> <p>Prior to issuance of Grading Permit</p> <p>Prior to issuance of Grading Permit</p>	<p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p>	<p>Applicable</p> <p>Applicable</p> <p>Applicable</p>	<p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p>	

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			<p>EIR No. 470 Mitigation Measure</p> <p>A. A minimum footing depth of 12 inches and 18 inches below the lowest adjacent grade shall be maintained for one and two story structures, respectively.</p> <p>B. For conventional foundations, the estimated bearing values are given below for foundations on re compacted soils, assuming fill import (if required) is equal to or better than site soils:</p> <p>(1) Continuous foundations of one foot wide and 12 inches below grade:</p> <ul style="list-style-type: none"> i) 1500 psf for dead, plus reasonable live, loads ii) 2000 psf for wind and seismic considerations <p>(2) Isolated pad foundations 2' x 2' and bottomed 12 inches below grade:</p> <ul style="list-style-type: none"> i) 1800 psf for dead, plus reasonable live, loads ii) 2400 psf for wind and seismic considerations <p>C. Allowable increases of 300 psf per one foot of additional footing width and 300 psf for each additional six inches of footing depth may be used. Maximum bearing capacity shall not exceed 3000 psf.</p> <p>D. Although footing reinforcement may not be required, one number four rebar at the top and bottom of the footings shall be considered in order to span surface imperfections. Other requirements that are more stringent due to structural loads will govern.</p> <p>E. Soils beneath footings and slabs shall be pre moistened prior to placing concrete.</p> <p>F. Lateral loads may be resisted by soil friction on floor slabs and foundations and by passive resistance of the soils acting on foundation stem walls. Lateral capacity is based partially on the</p>					

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			<p>EIR No. 470 Mitigation Measure</p> <p>assumption that any required backfill adjacent to foundations and grade beams is properly compacted.</p> <p>G. Foundation excavations shall be visually observed by the soil engineer during excavation ad prior to placement of reinforcing steel or concrete. Local variations in conditions may warrant deepening of footings.</p> <p>H. Allowable bearing values are net (weight of footing and soil surcharge may be neglected) and are applicable for dead, plus reasonable live, loads.</p> <p>I. Allowable bearing values are net (weight of footing and soil surcharge may be neglected) and are applicable for dead, plus reasonable live, loads.</p> <p>SS-9: Slabs-on-Grade</p> <p>A. Concrete slabs-on-grade shall be supported by compacted structural fill placed in accordance with applicable sections of these mitigation measures.</p> <p>B. In areas of moisture sensitive floor coverings, an appropriate vapor barrier shall be installed in order to minimize vapor transmission from the sub-grade soil to the slab. The membrane shall be covered with two inches of sand to help protect it during construction. The sand shall lightly moistened just prior to placing concrete.</p> <p>C. Reinforcement of slab-on-grade is contingent upon the structural engineers recommendations and the expansion index of the supporting soil. Since the mixing of fill soil with native soil could change the expansion index, additional tests shall be conducted during rough grading to determine the expansion index of the sub-grade soil. Also, due to the high temperature differential endemic to desert areas, large concrete</p>			Applicable	Mitigation Measure shall apply.	

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		SP00343A02 Finding	<p>EIR No. 470 Mitigation Measure</p> <p>slabs on grade are susceptible to Tension cracks. Although reinforcing is not required, consideration shall be given to reinforcing slabs with 6" x 6"/#10 x #10 welded wire fabric. Additional reinforcement due to the expansion index of the site soil shall be provided as recommended in SS-13 below. Additional reinforcement may also be required by the structural engineer.</p> <p>D. It is recommended that the proposed perimeter slabs (sidewalks, patios, etc.) be designed relatively independent of foundation stems (free-floating) to help mitigate cracking due to foundation settlement and/or expansion.</p> <p>SS-10: Settlement Considerations: Maximum estimated settlement, based on footings founded on firm soils as recommended, shall be less than one inch. Differential settlement between exterior and interior bearing members shall be less than one half inch.</p> <p>SS-11: Frictional and Lateral Coefficients: A. Resistance to lateral loading may be provided by friction acting on the base of foundations, a coefficient of friction of 0.50 shall be used for dead load forces. B. Passive resistance acting on the sides of foundation stems (300 pcf, equivalent fluid weight), may be included for resistance to lateral load. C. A one third increase in the quoted passive value may be used for wind or seismic loads. D. Passive resistance of soils against grade beams and the frictional resistance between the floor slabs and the supporting soils may be combined in determining the total lateral resistance, however, the friction factor shall be reduced to 0.31 of dead load forces.</p>	<p>Prior to issuance of Grading and Building Permits</p> <p>Prior to issuance of Building Permit</p>	<p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p>	<p>Applicable</p> <p>Applicable</p>	<p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p>	

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4.1.8: Greenhouse Gas Emissions	The issue of Greenhouse Gas (GHG) emissions was not required to be	The proposed Specific Plan Amendment would result in a decrease of 2,925 MTCO2e	<p>E. For retaining walls backfilled with compacted native soil, it is recommended that an equivalent fluid pressure of 35 pcf be used for well drained level backfill conditions.</p> <p>SS-12: Slope Stability: If slopes exceed five feet, engineering calculations shall be performed to substantiate the stability of slopes steeper than 2 to 1. Fill slopes shall be overfilled and trimmed back to competent material.</p> <p>SS-13: Expansion: The design of foundations shall be based on the weighted expansion index (UBC Standard) of the soil. As stated in the soil properties section, the preliminary expansion index of the on-site soil is in the very low (0-19) classification. However, during site preparation, if the soil is thoroughly mixed and additional fill is added, the expansion index may change. Therefore, the expansion index shall be evaluated after the site preparation has been completed, and the final foundation design adjusted accordingly.</p> <p>SS-14: The developer or successor interest shall include a disclosure about wind erosion susceptibility on property title.</p> <p>SS-15: The developer shall include a disclaimer on all deeds, homeowners associations, maintenance associations and other similar mechanisms, that the property is within a "High" blow sand area.</p>	<p>Prior to issuance of Grading Permit</p> <p>Prior to issuance of Building Permit</p>	<p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p>	<p>Applicable</p> <p>Applicable</p>	<p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p>	N/A
			<p>EIR No. 470 did not identify any measures to address GHGs; however, Mitigation Measures MM AQ.1-AQ.9 would apply and serve to reduce Project's GHG emissions.</p>	--	--	<p>COA: The project shall be conditioned to demonstrate prior to building permits that the project has</p>		
			<p>COA: The project shall be conditioned to demonstrate prior to building permits that the project has</p>	--	--	<p>COA: The project shall be conditioned to demonstrate prior to building permits that the project has</p>		

Impact Category	EIR No. 470 Impact evaluated at the time of EIR No. 470.	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
4.1.9: Hazards and Hazardous Materials	Impacts to hazards and hazardous materials were determined by EIR No. 470 to be less than significant with implementation of mitigation.	per year without construction amortization when compared to the Adopted Specific Plan. The Project Applicant would be required to demonstrate as part of future building permit applications that the project will achieve a minimum of 100 points per the Riverside County Climate Action Plan (CAP). The Project would not result in significant impacts due to the transportation use, or storage of hazardous materials. Impacts would be less than significant.	TS-1: Users of hazardous materials, especially the golf course and any business that may use toxic substances, shall comply with all applicable federal, state, and local laws pertaining to hazardous waste and materials. TS-2: A materials storage and management plan for the golf course shall be reviewed and approved by the County Hazardous Waste Management Department.	Ongoing	Code Enforcement	Applicable.	Mitigation Measure shall apply.	Less than Significant.
4.1.10: Hydrology and Water Quality	Impacts to hydrology and water quality would be less than significant with implementation of mitigation.	Comparison of the approved Specific Plan Conceptual Drainage Plan to the proposed Specific Plan Conceptual Drainage Plan shows that the	FL-1: The localized HEC-RAS analyses shall provide the basis for establishing the development pad and top-of-berm elevations along the southerly golf course boundary. Development pad elevations shall be set a minimum of 1.5 feet above the computed and adjacent 100-year water surface elevation computed in the	Prior to approval of Plot Plan	County of Riverside, Hazardous Waste Management Department; Planning Department	Not Applicable. This mitigation measure applies to the golf course and not the Arena.	None.	Less than significant.

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		<p>project elements necessary for the drainage goals in the approved Specific Plan are unchanged. The Project would result in an increase in impervious surfaces compared to existing conditions but would not result in an increase in impervious surfaces compared to what was analyzed in EIR No. 470. With implementation of EIR No. 470 mitigation measures, impacts would be less than significant.</p>	<p>localized analyses. In instances where there is a difference between the water surfaces computed in the two localized HEC-RAS analyses, the higher computed water surface shall govern.</p> <p>FL-2: The top-of-berm elevations shall be set a minimum of three feet above the computed and adjacent 100-year water surface elevation.</p> <p>FL-3: A Letter of Map Revision shall be submitted to the Federal Emergency Management Agency based on the As-Built plans for the golf course conveyance and adjacent development grading.</p> <p>FL-4: The landscaping for the golf course shall be desert type, except where designated otherwise, as shown on the approved landscaping plans.</p> <p>FL-5: The proposed Project shall provide an easement for conveyance of the future Mid-Valley Drainage System flows as required by CVWD. The exact location of the proposed easement will be defined when the future Mid-Valley Drainage System is designed.</p> <p>WQ-1: Pursuant to requirements of the State Water Resources Control Board, a State-wide general National Pollutant Discharge Elimination System (NPDES) construction permit shall apply to construction activities (clearing, grading, excavation, etc.) that result in the disturbance of five acres of land or activity that is part of a larger common plan of development of five acres or greater. Such permits shall be obtained prior to the start of grading activities.</p>	<p>Prior to issuance of Grading Permit</p> <p>Prior to issuance of Grading and Building Permits</p> <p>Prior to approval of Plot Plan</p> <p>Prior to approval of Tentative Tract Map</p> <p>Prior to issuance of Grading and Building Permits</p>	<p>County of Riverside, Building and Safety</p> <p>County of Riverside, Building and Safety</p> <p>County of Riverside, Planning Department.</p> <p>County of Riverside, Planning Department</p> <p>County of Riverside, Building and Safety</p>	<p>Applicable</p> <p>Applicable</p> <p>Not Applicable. This mitigation measure applies to the golf course and not the Arena.</p> <p>Applicable; Prior to approval of Tentative Parcel Map</p> <p>Applicable</p>	<p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p> <p>None.</p> <p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p>	

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			<p>WQ-2: The project shall incorporate the current Best Management Practices and Best Available Technologies (BMPs and BATs) available at the time of application for pollution and erosion/siltation control permits. Examples of BMPs and BATs include, but are not limited to:</p> <ul style="list-style-type: none"> Energy dissipation structures and rip-rap at storm water discharge points to stabilize flow and reduce velocities; Desilting basins for pollutant and siltation control during construction, resource based if possible; Mulching of cleared or freshly seeded areas for erosion/sedimentation control; Geotextiles and mats for erosion control during construction, storm drain inlet/outlet protection for siltation control; Slope drains for erosion control, silt fences/sand bags barriers for siltation control during construction; Low water vegetation in landscaped areas; Selection of slope planting species with low fertilization requirements; Requiring permanent irrigation systems to be inspected on a regular basis and properly maintained. <p>WQ-3: The project shall comply with the requirements of the California State Water Quality Control Board.</p>	<p>Prior to issuance of Grading and Building Permits</p>	County of Riverside, Building and Safety; Environmental Health Department	Applicable	Mitigation Measure shall apply.	
4.1.11: Land Use and Planning	Impacts to land use and planning were determined by EIR No. 470 to be less than significant.	As proposed, the Project would be compatible with the configuration of the surrounding planning areas and	No mitigation is required.	Not applicable	County of Riverside, Building and Safety; Planning Department	Applicable	Mitigation Measure shall apply.	Less than significant

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		the uses allowed that were approved through the NorthStar Specific Plan and evaluated in EIR No. 470; thus, impacts would be less than significant.						
4.1.12: Mineral Resources	EIR No. 470 determined that no direct or indirect impacts would occur to mineral resources.	The Project would not result in any direct or indirect impacts to mineral resources.	No mitigation is required.	Not applicable	Not applicable	--	No mitigation is required.	Not Significant.
4.1.13: Noise	EIR No. 470 determined with mitigation, construction noise impacts would be less than significant. During operation, EIR No. 470 concluded that while several roadways including Varner Road and Interstate 10 would experience a 3 dBA noise increase, these increases would either occur in areas absent of sensitive receptors or would be masked to imperceptible levels due to freeway background noise. maximum estimated noise exposure for usable recreational space would meet, but not exceed Riverside County Standards, and	The Project would comply with Section 9.52.020 of the RCMC and implement common construction best management practices. Consistent with EIR No. 470, the Project would result in a permanent increase in noise levels and vehicular related noise impacts. The Project's 3.2 dBA increase along Varner Road would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.	N-1: The southern tier of residential uses, and south-facing non-residential uses, shall have adequate structural noise protection to achieve a minimum -20 dB structural attenuation. N-2: Heavy equipment operations within one-fourth mile of any occupied dwelling shall comply with time limits in the Riverside County Code. N-3: All construction equipment shall utilize noise reduction features (e.g. mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.	Prior to issuance of Building Permit Ongoing during Construction Ongoing during Construction	Riverside County, Building and Safety Department Riverside County, Building and Safety Department, Code Enforcement Riverside County, Building and Safety Department, Code Enforcement	Applicable Applicable Applicable	Mitigation Measures MM shall apply. Mitigation Measures MM shall apply. Mitigation Measures MM shall apply.	Less than Significant at the project level. Cumulative noise impacts from roadway noise would be significant and unavoidable

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	<p>impacts were determined to be less than significant. However, EIR No. 470 determined cumulative noise impacts from roadway noise would be significant and unavoidable.</p>							
4.1.14: Paleontological Resources	<p>EIR No. 470 determined that no direct or indirect impacts were anticipated to occur to paleontological resources. However, EIR No. 470 identified mitigation requiring monitoring for earthwork activities.</p>	<p>While fill and grading has been done on site, the excavation during construction to accommodate development of the Arena would reach depths not previously disturbed during mass grading. Impacts to paleontological resources associated with the proposed Project would be within the scope of analysis of EIR No. 470, and, consistent with the findings of EIR No. 470.</p>	<p>CPR-1: Grading shall be observed by a qualified archaeological and Native American monitor to watch for cultural and paleontological resources. Shall a subsurface resource be encountered during grading operations, the grading shall be halted and diverted from the area and a qualified archaeologist shall be contacted to determine whether or not the find is significant and warrants testing.</p> <p>CPR-2: In addition to a qualified archaeological monitor, an approved cultural resources shall be retained. The monitor may request that destructive construction halt and the monitor shall notify a qualified (Secretary of the Interior's Standards and Guidelines) Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer, County Historic Preservation Officer and the Agua Caliente Cultural Resource Coordinator. This monitor shall be selected by the Agua Caliente tribe, from a list of approved monitors from the Native American Heritage Commission.</p> <p>CPR-3: Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land developer for consultation and comment on the</p>	<p>Prior to issuance of Grading and Building Permits</p>	<p>County of Riverside Building and Safety Department</p>	<p>Applicable</p>	<p>Mitigation Measures shall apply</p>	<p>Less than Significant.</p>
					<p>County of Riverside Building and Safety Department</p>	<p>Applicable</p>	<p>Mitigation Measure shall apply.</p>	
				<p>Prior to the issuance of Grading and Building Permit</p>	<p>County of Riverside Building and Safety Department</p>	<p>Applicable</p>	<p>Mitigation Measure shall apply.</p>	

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			<p>proposed grading with respect to potential impacts to unique archaeological resources. Shall the archeologist, after consultation with the appropriate Native American tribe(s) find that potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archeologist, Native American observer(s), and the excavation and grading contractor shall take place. During grading operations, the archeologist, the archeologist's on-site representative(s) and the Native American Observer(s) shall actively monitor all project related grading and construction and, when deemed necessary in the professional opinion of the retained archeologist and the Native American Observer(s) shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources.</p> <p>CPR-4: Prior to the issuance of grading permits, the NAME, ADDRESS, and TELEPHONE NUMBER of the retained archeologist shall be submitted to the Planning Department and the Building and Safety Grading Division. If the retained archeologist, after consultation with the appropriate Native American(s), finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archeologist.</p> <p>CPR-5: If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of the origin and</p>	<p>Prior to the issuance of Grading and Building Permit</p>	<p>Safety Department</p>	<p>Applicable.</p>	<p>Mitigation Measure shall apply.</p>	
				<p>Prior to the issuance of Grading and Building Permit</p>	<p>County of Riverside Building and Safety Department</p>	<p>Applicable</p>	<p>Mitigation Measures shall apply</p>	

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4.1.15: Population and Housing	Impacts to population and housing were determined by EIR No. 470 to be less than significant.	Because the Project would not displace people or housing and would not generate demand for additional affordable housing in the County greater than previously analyzed in EIR No. 470, impacts would be less than significant.	disposition pursuant to Public Resource Code Section 5097.98. The County Coroner shall be notified immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission, which shall determine and notify the appropriate Native American Tribe who is the most likely descendent. The descendent shall inspect the site of the discovery and make recommendations as to the appropriate mitigation. After the recommendations have been made, the land divider, Native American Tribal representative(s), and the County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.	Not applicable	Not applicable	--	No mitigation is required.	Less than significant.
4.1.16: Public Services	Impacts to public services were determined by EIR No. 470 to be less than significant with implementation of mitigation measures. EIR No. 470 also noted the project	Because the Project would not result in additional dwelling units, impacts would be similar to what was assumed by EIR No. 470. As required through EIR No. 470, the	F-1: The applicant shall participate in the existing Fire Protection Impact Mitigation Program (currently \$400.00 per dwelling unit and \$0.25 per square foot of commercial/industrial buildings) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or purchase equipment to cover new development.	Prior to issuance of Building Permit	County of Riverside, Building and Safety; Fire Department	Applicable.	Mitigation Measures shall apply.	Less than Significant. Potential contribution to cumulative impacts.

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	would contribute to potential cumulative impacts.	Project Applicant would be required to comply with the provisions of the County's DIF Ordinance, which requires a payment fee to assist the County in providing the public services. With implementation of mitigation, impacts would be less than significant.	<p>F-2: All water mains and fire hydrants providing fire flows shall be constructed in accordance with the appropriate sections of the Riverside County Fire Code. The Fire Department shall review and approve such mains and hydrants prior to construction.</p> <p>F-3: All on-site structures shall be constructed with fire-retardant roofing material as described in the 1998 California Fire Code. Wood shingles shall not be allowed within the Project.</p> <p>F-4: All development shall meet or exceed standards addressed in Riverside County Ordinance 460 and 787 with respect to access, fire flow, and signage.</p> <p>SHS-1: Prior to the approval of Tentative Tract Map entitlements, the project will be reviewed by the County Sheriff's Department and conditioned with any necessary site-specific design features and capital impact fees in effect at the time of map approval, pursuant to Riverside County Ordinance No. 659.5, in order to reduce potential project impacts associated with sheriff services in the project area.</p> <p>SHS-2: The road and gate design plan shall be reviewed by the sheriff's department for access.</p> <p>SHS-3: The Project shall employ full time, state certified security personnel to assist with seasonal, special events, special promotions, and high occupancy times.</p> <p>SHS-4: An internal location map shall be posted at the entrance gates and an area</p>	<p>Prior to issuance of Building Permit</p> <p>Prior to issuance of Building Permit</p> <p>Prior to approval of Plot Plan; Prior to issuance of Building Permit</p> <p>Prior to approval of Tentative Tract Map</p> <p>Prior to approval of Plot Plan</p> <p>Ongoing</p> <p>Ongoing</p>	<p>County of Riverside, Building and Safety; Fire Department</p> <p>County of Riverside, Building and Safety; Fire Department</p> <p>County of Riverside, Building and Safety; Fire Department</p> <p>County of Riverside, Planning Department; Sheriff's Department</p> <p>County of Riverside, Planning Department; Sheriff's Department</p> <p>County of Riverside, Sheriff's Department</p> <p>County of Riverside,</p>	<p>Applicable.</p> <p>Applicable.</p> <p>Applicable.</p> <p>Applicable; Prior to approval of Tentative Parcel Map</p> <p>Applicable.</p> <p>Applicable.</p>	<p>Mitigation Measures shall apply.</p> <p>Mitigation Measures shall apply.</p> <p>Mitigation Measures shall apply.</p> <p>Mitigation Measures shall apply.</p> <p>Mitigation Measures shall apply.</p> <p>Mitigation Measures shall apply.</p> <p>Mitigation Measures shall apply.</p>	

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			map shall be available at the gate or office. SHS-5: New Owners shall be given information about the Neighborhood Watch Program and Crime Free Multi Housing Program (if condominiums or rental properties are to be built) so the project residents can assist in crime prevention measures.	Ongoing	Sheriff's Department County of Riverside, Sheriff's Department	Not Applicable. This mitigation measure applies to the residential uses within the NorthStar Specific Plan not the proposed Arena.	None.	
			SCH-1: The developer shall pay into the school impact fee in affect at the time of building permit issuance.	Prior to issuance of Building Permit	County of Riverside, Building and Safety	Applicable.	Mitigation Measures shall apply.	
			Lib-1: The development shall pay its fair share of development fees pursuant to Riverside County Ordinance 659.	Prior to issuance of Building Permit	County of Riverside, Building and Safety	Applicable.	Mitigation Measures shall apply.	
			HS-1: The project proponent shall provide to American Medical Response copies of the Project's final Tentative Tract Maps, with street names and structures clearly marked.	Prior to approval of Tentative Tract Map	County of Riverside, Planning Department	Applicable; Prior to approval of Tentative Parcel Map	Mitigation Measures shall apply.	
			HS-2: The project proponent shall coordinate with County Sheriffs and Environmental Health Department to ensure public health and safety measures are implemented. (i.e. street lighting, safe intersections, adequate emergency access, site safety plans, etc.).	Prior to approval of Plot Plan; Prior to issuance of Building Permit	County of Riverside, Sheriff's Department; Environmental Health Department	Applicable.	Mitigation Measures shall apply.	
			HS-3: All components of the project shall be constructed to meet requirements of the Public Health and Safety Code.	Prior to approval of Plot Plan; Prior to issuance of Building Permit	County of Riverside, Environmental Health Department	Applicable.	Mitigation Measures shall apply.	

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4.1.17: Recreation	EIR No. 470 noted the NorthStar Specific Plan would be required to comply with Riverside County Ordinance No. 460 which requires dedication of parkland based on population increases or generated payment of an in-lieu fee. EIR No. 470 identified that with mitigation, impacts to recreation would be less than significant.	The Project would not result in unplanned population growth and, therefore, does not create any additional impact to the park system. The proposed Project would be required to implement the applicable mitigation measures identified in EIR No. 470, including payment of park in-lieu fees for parkland demands not met on-site pursuant to Ordinance No. 460. Impacts would be less than significant.	PR-1: As the project develops and where needed, the developer shall be required to pay into a fund in lieu of providing park land consistent with the Quimby Act and County Ordinance.	Prior to issuance of Building Permit	County of Riverside, Building and Safety	Applicable.	Mitigation Measures shall apply.	Less than Significant.
4.1.18: Transportation/Traffic	Impacts to transportation were determined to be less than significant with mitigation for normal daily traffic. EIR No. 470 determined that impacts to transportation when a major golf tournament is held would be significant and unavoidable on a direct cumulative basis.	With the proposed Specific Plan Amendment the NorthStar Specific Plan continue to allow a mix of residential, commercial, light industrial and recreational uses, similar to the Adopted NorthStar Specific Plan as analyzed in EIR No. 470. The annualized VMT estimates between the adopted and	AQ-2: Minimize construction interference with regional non-project traffic movement. Measures recommended for inclusion are: a. Scheduling receipt of construction materials to non-peak travel periods. b. Routing construction traffic through areas of least impact sensitivity. c. Limiting lane closures and detours to off-peak travel periods. d. Providing ride-share incentives for contractor and subcontractor personnel. SHS-2: The road and gate design plan shall be reviewed by the Sheriff's Department for access.	Review and Approval of Plans	County of Riverside, Building and Safety Department	Applicable	None; Mitigation Measures (as modified) shall apply.	Less than Significant for normal daily traffic. Significant and unavoidable on a direct and cumulative basis when a major golf tournament is held.

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Mitigation Measures, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
		<p>SP00343A02 Finding</p> <p>proposed specific plan are within 1% of each other. Thus, the addition of the proposed Project would not result in a new impact or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.</p>	<p>EIR No. 470 Mitigation Measure</p> <p>HS-2: The project proponent shall coordinate with County Sheriffs and Environmental Health Department to ensure public health and safety measures are implemented. (i.e. street lighting, safe intersections, adequate emergency access, site safety plans, etc.)</p> <p>F-4: All development shall meet or exceed standards addressed in Riverside County Ordinance 460 and 787 with respect to access, fire flow, and signage.</p> <p>C-1: Construct Varner Road from the west project boundary to the east project boundary at its ultimate half-section width as a Major highway (118-foot right-of-way) including landscaping, sidewalks and bike trail in conjunction with development.</p> <p>C-2: Sufficient on-site parking shall be provided to meet County of Riverside parking code requirements. Shared parking may be allowed subject to review and approval as outlined in the Zoning Ordinance section of the Specific Plan.</p> <p>C-3: On-site traffic signing/stripping shall be implemented in conjunction with detailed construction plans for the project site.</p> <p>C-4: Sight distance at each project access shall be reviewed with respect to standard Caltrans/County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.</p> <p>C-5: Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout shall</p>	<p>Prior to approval of Plot Plan; Prior to issuance of Building Permit</p> <p>Prior to approval of Plot Plan; Prior to issuance of Building Permit</p> <p>Prior to approval of Plot Plan</p> <p>Prior to approval of Plot Plan</p> <p>Prior to approval of Plot Plan</p> <p>Prior to approval of Plot Plan</p> <p>Prior to approval of Plot Plan</p>	<p>County of Riverside, Sheriff's Department; Environmental Health Department</p> <p>County of Riverside, Building and Safety; Fire Department</p> <p>County of Riverside, Planning Department; Transportation Department</p> <p>County of Riverside, Planning Department; Transportation Department</p> <p>County of Riverside, Planning Department; Transportation Department</p> <p>County of Riverside, Planning Department; Transportation Department</p> <p>County of Riverside, Planning Department; Transportation Department</p>	<p>Applicable.</p> <p>Applicable.</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p>	<p>Mitigation Measures shall apply.</p> <p>Mitigation Measures shall apply.</p> <p>Mitigation Measures shall apply</p> <p>Mitigation Measures shall apply</p> <p>Mitigation Measures shall apply</p> <p>Mitigation Measures shall apply</p> <p>Mitigation Measures shall apply</p>	<p>EIR No. 470 Level of Significance after Mitigation</p>

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
4.1.19: Tribal Cultural Resources	At the time EIR No. 470 was certified in 2006, AB 52 was not in place and EIR No. 470 did not evaluate the topic of Tribal Cultural Resources separate from the evaluation of cultural resource impacts. Impacts to cultural resources would be less than significant with mitigation.	There is a potential for grading and excavation activities to inadvertently encounter tribal cultural resources in soil not previously disturbed. Accordingly, the proposed Project would be required to implement the mitigation measures that were identified in EIR No. 470.	Specifically include an interconnect of the traffic signals to function in a coordinated system.		Transportation Department			
			C-6: The developer shall comply with the trip reduction ordinance of the County of Riverside. For special events:	Prior to approval of Plot Plan	County of Riverside, Planning Department; Transportation Department	Applicable	Mitigation Measures shall apply	
			C-7: Key elements of the parking management for the proposed development as described in Section VI of the Traffic/Parking Analysis shall be implemented.	Prior to approval of Plot Plan; Special Events Permit	County of Riverside, Planning Department; Transportation Department	Applicable	Mitigation Measures shall apply	
			C-8: On-site traffic signing/stripping shall be implemented in conjunction with detailed construction plans for the project site.	Prior to approval of Plot Plan; Special Events Permit	County of Riverside, Planning Department; Transportation Department	Applicable	Mitigation Measures shall apply	N/A
4.1.20: Utility and	Impacts to utilities and service systems were determined by EIR No. 470 to be less	The Project would not result in an increase in demand for utilities and	WS-1: The developer shall follow the Water Management Plan of the CVWD for water conservation practices and plans shall be reviewed by the CVWD for	Prior to approval of Plot Plan	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply	Less than Significant at the project

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
Service Systems	than significant with mitigation at the project level. EIR No. 470 also noted the project would contribute to potential cumulative impacts.	service systems beyond what was evaluated and mitigated for as part of EIR No. 470. Impacts would be less than significant with mitigation at a project and cumulative level.	<p>EIR No. 470 Mitigation Measure</p> <p>water conservation designs implemented into the project design.</p> <p>WS-2: The developer shall implement the Landscape guidelines found in the Document by CVWD Landscape Ordinance and reviewed by the CVWD for implementation of Landscape and watering methods.</p> <p>FL-1: The localized HEC-RAS analyses shall provide the basis for establishing the development pad and top-of-berm elevations along the southerly golf course boundary. Development pad elevations shall be set a minimum of 1.5 feet above the computed and adjacent 100-year water surface elevation computed in the localized analyses. In instances where there is a difference between the water surfaces computed in the two localized HEC-RAS analyses, the higher computed water surface shall govern.</p> <p>FL-2: The top-of-berm elevations shall be set a minimum of three feet above the computed and adjacent 100-year water surface elevation.</p> <p>FL-3: A Letter of Map Revision shall be submitted to the Federal Emergency Management Agency based on the As-Built plans for the golf course conveyance and adjacent development grading.</p> <p>FL-4: The landscaping for the golf course shall be desert type, except where designated otherwise, as shown on the approved landscaping plans.</p>	<p>Prior to approval of Plot Plan</p> <p>Prior to issuance of Grading Permit</p> <p>Prior to issuance of Grading Permit</p> <p>Prior to issuance of Grading and Building Permits</p> <p>Prior to approval of Plot Plan</p>	<p>County of Riverside, Planning Department</p> <p>County of Riverside, Building and Safety</p> <p>County of Riverside, Building and Safety</p> <p>County of Riverside, Building and Safety</p> <p>County of Riverside, Planning Department.</p>	<p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Not Applicable. This mitigation measure applies to the golf course and not the Arena.</p>	<p>Mitigation Measures shall apply</p> <p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p> <p>None.</p>	<p>level.</p> <p>Potential contribution to cumulative impacts.</p>

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
4.1.21: Wildfire	The issue of wildfire was not required to be evaluated at the time of EIR No. 470.	The project is not located in a high wildfire hazard zone; thus, impacts would be less than significant.	<p>FL-5: The proposed Project shall provide an easement for conveyance of the future Mid-Valley Drainage System flows as required by CVWD. The exact location of the proposed easement will be defined when the future Mid-Valley Drainage System is designed.</p> <p>SW-1: Waste Management of the Desert, Inc. shall review routes for trash collection service prior to the building of structures. Waste Management of the Desert shall approve routes prior to granting service agreements.</p> <p>SW-2: Recyclable materials enclosures shall be provided including trash collection. Each enclosure shall include a sign, identifying the use of the bin or storage or recyclable materials, placed on the enclosure entrance gates and shall be no larger than two (2) square feet. The colors of the sign shall be ivory and brown.</p> <p>No mitigation is required.</p>	<p>Prior to approval of Tentative Tract Map</p> <p>Prior to approval of Plot Plan</p> <p>Prior to approval of Plot Plan</p>	<p>County of Riverside, Planning Department</p> <p>County of Riverside, Planning Department</p> <p>County of Riverside, Planning Department</p>	<p>Applicable; Prior to approval of Tentative Parcel Map</p> <p>Applicable</p> <p>Applicable</p>	<p>Mitigation Measure shall apply.</p> <p>Mitigation Measures shall apply</p> <p>Mitigation Measures shall apply</p>	--



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



04/28/21, 3:26 pm

SP00343A02

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for SP00343A02. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (SP00343A02) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

SPECIFIC PLAN NO. 343 AMENDMENT NO. 2 is a proposal to amend the adopted specific plan land use plan and the specific plan text of Specific Plan No. 343 by:

- Including a Planning Area 11 within the existing Specific Plan boundaries for the purposes of accommodating a sports and events arena;
- Reducing the acreage of the existing Planning Area 8 to accommodate Planning Area 11;
- Revising the boundaries of Planning Areas 4, 6B, and 7 to accommodate Planning Area 11;
- Updating the Specific Plan land use plan to reflect Planning Area 11 and changes to Planning Areas 4, 6B and 7; and,
- Incorporating guidelines for signs specific to Planning Area 11, including guidelines for digital signage.

Upon Amendment, Specific Plan No. 343 would consist of a total of 455.75 acres consisting of 240 acres for an 18-hole Golf Course, 5.9 acres for Golf Clubhouse, 17.6 acres for Golf View Hotel, 7.3 acres for Golf View Villas, 9.95 acres for Resort Timeshare Units, 33.2 acres for Golf View Condominiums, 36.2 acres for Mixed Use Retail Village, 28.2 acres for Industrial Park, 16 acres for Executive Office, 20 acres for Community Commercial, and 41.4 acres for Arena & Event Center Hockey Training Facility

Advisory Notification. 3 AND - EIR Mitigation Measures

Mitigation Measures from the project's EIR and Addendum have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project's EIR and Addendum.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 **AND - Federal, State & Local Regulation Compliance (cont.)**

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 5 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Specific Plan No. 343 Amendment No. 2 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning Specific Plan No. 343 Amendment No. 2, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 6 AND - SP Definitions

The words identified in the following list that appear in all capitals in the attached conditions of Specific

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - SP Definitions (cont.)

Plan No. 343 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 343.

CHANGE OF ZONE = Change of Zone No. 7002.

GPA = Comprehensive General Plan Amendment No. 707.

EIR = Environmental Impact Report No. 470.

Advisory Notification. 7 AND - SP Document

Specific Plan No. 343 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Environmental Impact Report No. 470 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

BS-Grade

BS-Grade. 1 0010-BS-Grade-SP-ALL CLEARNC'S REQ'D B-4 PMT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 1 **0010-BS-Grade-SP-ALL CLEARNC'S REQ'D B-4 PMT (cont.)**

reports, and departmental clearances.

BS-Grade. 2 **0010-BS-Grade-SP-GSP-1 ORD. NOT SUPERSEDED**

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

BS-Grade. 3 **0010-BS-Grade-SP-GSP-2 GEO/SOIL TO BE OBEYED**

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

BS-Grade. 4 **0010-BS-Grade-SP-NO GRADING & SUBDIVIDING**

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E Health

E Health. 1 **Env Health Comments**

The Department of Environmental Health (DEH) has received and reviewed the Specific Plan. Prior to the approval of any project within the SPECIFIC PLAN SP00343A02, the following condition shall be placed on the proposed project:

- 1) The specific plan will be required to have sanitary sewer and potable drinking water for all its inhabitable structures. The purveyor in the area is Coachella Valley Water District (CVWD). DEH will require the water and sewer availability will serve letters at the time the applicants make a submittal to the Planning Department. It is the responsibility of the developer to ensure that all requirements associated with obtaining CVWD water and sewer are met.
- 2) If any public food facility and/or public swimming pool are proposed, the developer shall contact the DEH District Environmental Services (DES) to obtain information regarding plan check permitting and requirements. Contact (760)863-8287 for additional details.
- 3) Prior to the approval of any Planning Case project subject to SP#343 A2, the applicant shall submit to

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 4 **0010-Fire-SP-#71-ADVERSE IMPACTS (cont.)**

improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Fire. 5 **0010-Fire-SP-#85-FINAL FIRE REQUIRE**

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

Fire. 6 **0010-Fire-SP-#86-WATER MAINS**

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

Fire. 7 **0010-Fire-SP-#87-OFF-SET FUNDING**

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

Fire. 8 **0010-Fire-SP-#96-ROOFING MATERIAL**

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

Fire. 9 **0010-Fire-SP-#97-OPEN SPACE**

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 9 **0010-Fire-SP-#97-OPEN SPACE (cont.)**

Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

Planning

Planning. 1 **0010-Planning-SP - MAINTAIN AREAS & PHASES**

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

Planning. 2 **0010-Planning-SP - NO P.A. DENSITY TRANSFER**

A density transfer of up to 10% shall be allowed between residential Planning Areas. Density transfers between commercial, industrial or office Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

Planning. 3 **0020-Planning-SP - 90 DAYS TO PROTEST**

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

Planning. 4 **0020-Planning-SP - CONSTRUCTION OF TRAIL**

WITHIN THREE YEARS AFTER THE FINAL APPROVAL OF SP00343, THE APPLICANT SHALL BUILD THE TRAIL(S) AS SHOWN ON THE APPROVED TRAILS PLAN.

Planning. 5 **0020-Planning-SP - DESIGN OF TRAIL**

WITHIN TWO YEARS AFTER THE FINAL APPROVAL OF SP00343, THE APPLICANT SHALL SUBMIT PLANS FOR THE TRAIL(S) THAT REFLECT THE APPROVED TRAILS PLAN.

Planning. 6 **0030-Planning-SP - AMENDMENT REQUIRED**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6

0030-Planning-SP - AMENDMENT REQUIRED (cont.)

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

Planning. 7

0030-Planning-SP - COMPLETE CASE APPROVALS

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 **0030-Planning-SP - COMPLETE CASE APPROVALS (cont.)**

PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

Planning. 8 **0030-Planning-SP - EA REQUIRED**

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

Planning. 9 **0030-Planning-SP - GENERIC M/M PROGRAM**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for SP00343 during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

Planning. 10 **0030-Planning-SP - M/M PROGRAM (GENERAL)**

rior to the approval of any implementing project within the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 **0030-Planning-SP - M/M PROGRAM (GENERAL) (cont.)**

SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

Planning. 11 **0030-Planning-SP - NON-IMPLEMENTING MAPS**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

Planning. 12 **0030-Planning-SP - ARCHAEOLOGIST RETAINED**

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological

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Planning. 12

0030-Planning-SP - ARCHAEOLOGIST RETAINED (cont.)

resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

Planning. 13

0030-Planning-SP *- ACOUSTICAL STUDY REQD

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 13 0030-Planning-SP *- ACOUSTICAL STUDY REQD (cont.)**

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Planning. 14 0030-Planning-SP *- ADDENDUM EIR

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

Planning. 15 0030-Planning-SP *- AIR QUALITY MITIGATION

rior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

A dust control program that will supplement the routine watering that constitutes CVBACMs in excess of any minimum SCAQMD Rule 403 and 403.1 shall be prepared and approved by the Planning Director.

Planning. 16 0030-Planning-SP *- AIR QUALITY STUDY REQD

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16 **0030-Planning-SP *- AIR QUALITY STUDY REQD (cont.)**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.) the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an air quality study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Planning. 17 **0030-Planning-SP *- ARCHAEO STUDY REQD**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Planning. 18 **0030-Planning-SP *- CC&R RES PRI COMMON AREA**

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing

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Planning

Planning. 18

0030-Planning-SP *- CC&R RES PRI COMMON AREA (cont.)

project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area',

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Planning

Planning. 18

0030-Planning-SP *- CC&R RES PRI COMMON AREA (cont.)

more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

Planning. 19

0030-Planning-SP *- COMMON AREA MAINTENANCE

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

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Planning. 19

0030-Planning-SP *- COMMON AREA MAINTENANCE (cont.)

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.
- d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area[s] _____."

Planning. 20

0030-Planning-SP *- ENTRY MONUMENTATION

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit A.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area 7 of the SPECIFIC PLAN, as shown on pages IV-99 to IV-107."

Planning. 21

0030-Planning-SP *- FENCING REQUIREMENTS

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Planning

Planning. 21

0030-Planning-SP *- FENCING REQUIREMENTS (cont.)

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The entire boundary between the project area and the Coachella Valley Preserve shall be fenced to prevent people from entering the Preserve from the Project area. Informational signs shall be placed every 50 yards informing project area users of the purpose and fragile nature of the preserve.

A glare fence shall be constructed between I-10 and Varner Road to assure that headlights from automobiles do not shine into oncoming traffic.

Planning. 22

0030-Planning-SP *- GEO STUDY REQUIRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a [geological/geotechnical] study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Planning. 23

0030-Planning-SP *- IF HUMAN REMAINS FOUND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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Planning. 23 0030-Planning-SP *- IF HUMAN REMAINS FOUND (cont.)

"If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code Section 5097.98. The County Coroner shall be notified immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC), which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make recommendations as to the appropriate mitigation. After the recommendations have been made, the land divider, Native American Tribal representative(s), and the County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented."

Planning. 24 0030-Planning-SP *- LANDSCAPING PLAN REQ

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

A Landscaping Plan shall be approved by the Manager of the Coachella Valley Preserve and the Planning Department at least 120 days prior to any planting. The Plan shall include no trees over fifteen (15') feet in height within 100 feet of the boundary of the Coachella Valley Preserve.

Planning. 25 0030-Planning-SP *- OTHER STUDIES REQUIRED

Prior to the approval of any implementing project within planning areas 7 and 8 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a traffic study based upon the actual proposed uses shall be submitted to the Transportation Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the

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Planning. 25

0030-Planning-SP *- OTHER STUDIES REQUIRED (cont.)

Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Planning. 26

0030-Planning-SP *- PA PROCEDURES

prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

Planning. 27

0030-Planning-SP *- PARK AGENCY REQUIRED

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this

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Planning

Planning. 27

0030-Planning-SP *- PARK AGENCY REQUIRED (cont.)

implementing project not currently within the boundaries of the Coachella Valley Parks District, shall be annexed into the Coachella Valley Parks District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if the Coachella Valley Parks District is unwilling or unable to annex the property in question."

Planning. 28

0030-Planning-SP *- POST GRADING REPORT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified archaeologist were complied with."

Planning. 29

0030-Planning-SP *- PROJECT LOCATION EXHIBIT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

Planning. 30

0030-Planning-SP *- SCHOOL MITIGATION

Prior to the approval of any implementing project within

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Planning. 30 0030-Planning-SP *- SCHOOL MITIGATION (cont.)

the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Palm Springs Unified School District shall be mitigated in accordance with state law."

Planning. 31 0030-Planning-SP *- SUBMIT FINAL DOCUMENTS

Prior to the approval of ny implementing project within the plot plan, etc.), the following condition shall be placed on the implementing project:

"Twenty (20) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP343 - Documents". The final SP/EIR documents shall be distributed in the following fashion:

- Building and Safety Department 1 copy
- Department of Environmental Health 1 copy
- Fire Department 1 copy
- Coachella Valley Water District 1 copy
- Transportation Department 1 copy
- County Planning Department in Riverside 1 copy
- City of Palm Desert 1 copy
- Riverside County Planning Department in Indio 2 copies
- in Murrieta 2 copies
- Executive Office - CSA Administrator 2 copies
- Clerk of the Board of Supervisors 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

Planning. 32 0030-Planning-SP *- SUBSEQUENT EIR

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 32** **0030-Planning-SP *- SUBSEQUENT EIR (cont.)**

on the implementing project:

"This implementing project has been reviewed in the context of the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

Planning. 33 **0030-Planning-SP *- SUPPLEMENT TO EIR**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context of the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

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Planning. 34 **0030-Planning-SP* - BIOLOGICAL STUDY REQD (cont.)**

Planning. 34 **0030-Planning-SP* - BIOLOGICAL STUDY REQD**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a biological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Planning. 35 **0030-Planning-SP* - DURATION OF SP VALIDITY**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended.)

The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed

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Planning

Planning. 35

0030-Planning-SP* - DURATION OF SP VALIDITY (cont.)

parameters, and shall be considered as MET if the specific plan amendment has been filed."

Planning-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy",

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Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL (cont.)

paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Regional Parks and Open Space

Regional Parks and Open Space. 1 0030-Regional Parks and Open Space-SP - TRAIL EASEMENT AND PLAN

Prior to any project approval, the applicant shall include a regional trail in the right-of-way along the east side of Varner Road with the approval of the Riverside County Department of Transportation, if the trail can not be included in the right-of-way, an easement shall be provided to the County of Riverside along the east side of Varner Road. The Applicant shall prepare a trails plan for the review and approval by the Riverside County Regional Park and Open-Space District.

Regional Parks and Open Space. 2 0030-Regional Parks and Open Space-SP* - TRAIL PLAN

The Western Coachella Valley Area Plan identifies a Regional Trail (20') along the east side of Varner Road. The trails plan shall show the trail as identified on the Area Plan. The trail plan shall show the trail with all topography, grading, fencing, cross-sections, signage program, street crossings and undercrossings. If you have questions please contact Sian Roman at 951.955.5117.

Transportation

Transportation. 1 0010-Transportation-SP - SP343/IMPROVEMENTS

All roads shall be improved per the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

Transportation. 2 0010-Transportation-SP - SP343/SPECIAL EVENTS

Northstar and its implementing projects will hold harmless and indemnify the County of Riverside, the State of California, and its various agencies, and the Cities of La Quinta, Indio, and Palm Desert against all

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Transportation

Transportation. 2 0010-Transportation-SP - SP343/SPECIAL EVENTS (cont.)

claims resulting from, or attributable to, any special events at Northstar Specific Plan or its implementing projects.

In order to hold a special event at the Northstar Specific Plan the following items are needed:

- An approved Traffic Management Plan
- An approved Traffic Control Plan

Special events hours and days:

- In general, events are assumed to begin by 7:00PM and conclude by 11:00PM Friday through Sunday. Family oriented events may also include the hours between 2PM and 5PM.
- Sporting events such as hockey or basketball may occur during the weekday with events starting at 7PM and typically concluding by 10PM.

A Traffic Management Plan and a Traffic Control Plan shall be submitted to the Riverside County Department of Transportation no less than 180 days from Opening Day of the arena, to be reviewed by all affected agencies.

- Riverside County Transportation Department
- California Department of Transportation (Caltrans)
- California Highway Patrol
- Riverside County Sheriff's Department
- Fire Department
- Cities of La Quinta, Indio, and Palm Desert

An approved Traffic Management Plan and Traffic Control Plan is required no less than 90 days from Opening Day of the arena, in order for any special events to occur.

A coordination meeting shall be held 30 days in advance of the special event. Thereafter, coordination meetings shall be held weekly, or as needed, until the date of the special event.

On the day of the special event, or on the peak attendance days of a multi-day special event, field conditions shall be monitored, and any problems shall be brought to the attention of the California Highway Patrol or the Riverside County Sheriff's Department.

The Traffic Management Plan may include, but are not limited to, identification of the locations for remote parking areas, shuttle service plans, pedestrian control, turn restrictions or lane closures if any, temporary modification of signal timing, directional management of event traffic, use of traffic control officers, advanced interchangeable message signs, and other appropriate items.

The Traffic Control Plan shall address such matters as personnel and equipment needs during the special event, interagency coordination, communications, and other appropriate items.

Or as approved by the Director of Transportation.

Transportation. 3 0010-Transportation-SP - SP343/TS/CONDITIONS

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0010-Transportation-SP - SP343/TS/CONDITIONS (cont.)

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

- Monterey Avenue (NS) at Varner Road (EW)
- Monterey Avenue (NS) at I-10 EB Ramps (EW)
- Jack Ivey Drive (NS) at Varner Road (EW)
- Cook Street (NS) at Varner Road (EW)
- Cook Street (NS) at I-10 WB Ramps (EW)
- Cook Street (NS) at I-10 EB Ramps (EW)
- Cook Street (NS) at Gerald Ford Drive (EW)
- Cook Street (NS) at Frank Sinatra Drive (EW)
- Cook Street (NS) at Country Club Drive (EW)
- Classic Club Blvd. (NS) at Varner Road (EW)
- Shopping Center Access (NS) at Varner Road (EW)
- Delfino Resort Parkway (A1) (NS) at Varner Road (EW)
- Project Access (A2) (NS) at Varner Road (EW)
- Project Access (A3) (NS) at Varner Road (EW)
- Project Access (A4) (NS) at Varner Road (EW)
- South Project Access (NS) at Varner Road (EW)
- 38th Avenue (NS) at Varner Road (EW)
- Berkey Drive (NS) at Varner Road (EW)
- Washington Street (NS) at 38th Avenue (EW)
- Washington Street (NS) at Varner Road (EW)
- Washington Street (NS) at I-10 EB Ramps (EW)
- Washington Street (NS) at Country Club Drive (EW)
- I-10 WB Ramps (NS) at Varner Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 4 0030-Transportation-SP - SP343/TS GEOMETRICS

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0030-Transportation-SP - SP343/TS GEOMETRICS (cont.)

Prior to the approval of any implementing projects, the following improvements shall be completed:

The intersection of Cook Street (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: two left-turn lanes, three through lanes, one free-flow right-turn lane

Southbound: one left-turn lane, three through lanes, one free-flow right-turn lane

Eastbound: two left-turn lanes, three through lanes, one right-turn lane

Westbound: two left-turn lanes, three through lanes, one right-turn lane

The intersection of Cook Street (NS) at I-10 EB Ramps (EW) shall be improved to provide the following geometrics:

Northbound: three through lanes, one right-turn lane

Southbound: one left-turn lane, three through lanes

Eastbound: two left-turn lanes, one free-flow right-turn lane

Westbound: N/A

The intersection of Project Street "A" (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one shared left-turn/right-turn lane

Eastbound: two left-turn lanes, three through lanes

Westbound: three through lanes

The intersection of Project Street "B" (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one shared left-turn/right-turn lane, one right-turn lane

Eastbound: one left-turn lane, three through lanes

Westbound: three through lanes

The intersection of Northstar Parkway (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one shared left-turn/right-turn lane, one right-turn lane

Eastbound: two left-turn lanes, three through lanes

Westbound: three through lanes

The intersection of Project Street "D" (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one shared left-turn/right-turn lane, one right-turn lane

Eastbound: one left-turn lane, three through lanes

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 **0030-Transportation-SP - SP343/TS GEOMETRICS (cont.)**

The intersection of Berkey Drive (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one through lane, one right-turn lane

Eastbound: one left-turn lane, two through lanes, one right-turn lane

Westbound: one left-turn lane, two through lanes, one right-turn lane

The intersection of Project "E" (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one right-turn lane

Eastbound: three through lanes

Westbound: three through lanes

The intersection of Project Street "F" (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one shared left-turn/right-turn lane, one right-turn lane

Eastbound: one left-turn lane, three through lanes

Westbound: three through lanes

Unless otherwise required by the Transportation Department, pursuant to an approved phasing plan, prior to the first certificate of occupancy of any residential building, the following improvements shall be completed:

The intersection of 38th Avenue (NS), (as it may be reconfigured in the future, as approved by the Transportation Department) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: two left-turn lanes, two through lanes

Westbound: two through lanes, one right-turn lane

Any off-site widening required to provide the geometrics referenced in these conditions shall be the responsibility of the landowner/developer. If condemnation is required to obtain off-site right-of-way, provisions contained in Ordinance 461, Section 3.2.J shall apply.

Transportation. 5 **0030-Transportation-SP - SP343/TS INSTALLATION**

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department.

Cook Street (NS) at Varner Road (EW) (modification)

Cook Street (NS) at I-10 EB Ramps (EW) (modification)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 0030-Transportation-SP - SP343/TS INSTALLATION (cont.)

- 38th Avenue (NS) at Varner Road (EW)
- Berkey Drive (NS) at Varner Road (EW)
- Classic Club Blvd. (NS) at Varner Road (EW)
- Shopping Center Access (NS) at Varner Road (EW)
- Delfino Resort Parkway (A1) (NS) at Varner Road (EW)

If Traffic Control Officers are not utilized during special events, the follow intersections shall be considered for signalization. An evaluation of minimum spacing requirements and signal warrants will determine which signals are to be installed.

- Project Access (A2) (NS) at Varner Road (EW)
- Project Access (A3) (NS) at Varner Road (EW)
- Project Access (A4) (NS) at Varner Road (EW)
- South Project Access (NS) at Varner Road (EW)

or as approved by the Transportation Department

Transportation. 6 0030-Transportation-SP - SP343/TS REQUIRED

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 343 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

Transportation. 7 0030-Transportation-SP - SP343/TUMF

Prior to the issuance of a building permit, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



04/28/21, 3:28 pm

PPT200021

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT200021. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PPT200021) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

PLOT PLAN NO. 200021 is a proposal to construct and operate a sports and events arena totaling 273,879 square feet with a maximum height of 58 feet on 44.4 gross acres with 3,005 000 parking spaces. The arena is planned to host an American Hockey League (AHL) team and provide a venue for other events including other sports events, concerts, cultural events, conferences, and conventions. The arena includes a variety of facilities and services that include but are not limited to, up to 11,700 spectator seating for a concert scenario, concessions, bars, clubs/lounges, meeting rooms, kitchens, retail, team practice facilities, management offices, and media support facilities. A 35,000 square foot hockey training facility is also proposed next to the arena for AHL team practice and the community.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. Specific Plan No. 343 Design Guidelines

Advisory Notification. 4 AND - EIR Mitigation Measures

Mitigation Measures from the project's EIR and Addendum have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project's EIR and Addendum.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Exhibits (cont.)

Exhibit A (Site Plan), Sheets 1-4, dated 3/22/21.

Exhibit B (Elevations/Floor Plans), Sheets 1-18, dated 3/22/21.

Exhibit L (Conceptual Landscaping and Irrigation Plans), Sheets 1-5, dated 1/7/21.

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

• The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal

Intergovernmental Consultation)

- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 625 (Right to Farm)
- Ord. No. 630 (Regulating Dogs and Cats)
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 7 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 200021 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning Plot Plan No. 200021, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Hold Harmless (cont.)

purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Fire

Fire. 1 AND - Federal, State & Local Regulation Compliance

1. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2016 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
2. Fire Department Access: Prior to building permit issuance, provide a fire access site plan. Access roads shall be provided to within 150 feet to all portions of the exterior building walls and shall have an unobstructed width of not less than 24 feet. The construction of the access roads shall be all weather and capable of sustaining 60,000 lbs. over two axels. The area noted as marshalling yard or truck loading/unloading shall be provided with the required fire lane width, turning radius and space to turnaround the fire apparatus. Approved vehicle access, either permanent or temporary, shall be provided during construction Ref. CFC 503.1.1, 3310.1 and 503.2.1
3. Grading Permit Fire Department Review: Submittal to the Office of the Fire Marshal for Precise Grading Permit will be required.
4. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
5. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.
6. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
7. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the County of Riverside.
8. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 AND - Federal, State & Local Regulation Compliance (cont.)

9. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Ref. CFC 506.1

10. Addressing: All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

11. Emergency Responder Radio Coverage Systems: Projects that do not meet the exceptions set forth by the Riverside County Office of the Fire Marshal shall provide plans for an emergency responder radio coverage system. Ref. CFC 510.1 and Riverside County Office of the Fire Marshal Technical Policy #TP19-002

Planning

Planning. 1 15 - PLANNING - Landscape Requirement

Landscape Requirement

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 2 AQ Construction Mitigation Measures

The following mitigation measures related to air quality shall be complied with during construction activities as applicable:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 AQ Construction Mitigation Measures (cont.)

AQ-2: Minimize construction interference with regional non-project traffic movement. Measures recommended for inclusion are:

- a. Scheduling receipt of construction materials to non-peak travel periods.
- b. Routing construction traffic through areas of least impact sensitivity.
- c. Limiting lane closures and detours to off-peak travel periods.
- d. Providing ride-share incentives for contractor and subcontractor personnel.

AQ-3: Reduce "spill-over" effects by preventing soil erosion, washing vehicles entering public roadways from dirt off-road project areas, and washing/sweeping project access to public roadways on an adequate schedule.

AQ-4: Require emissions control from on-site equipment through a routine mandatory program of low-emissions tune-ups, and soot filters on diesel-fueled equipment, where feasible.

AQ-5: Utilize alternative-fueled or "green diesel" fueled construction equipment if use of such equipment will not adversely affect the project schedule or economics. A report of the availability of such equipment shall be submitted in conjunction with the grading application to determine to what extent the cleaner equipment objective will be met by this project.

AQ-6: Enforce a speed limit of 15 mph on any unpaved surface.

AQ-7: Limit grading/soil disturbance to as small an area as practical at any one time not to exceed 15 acres on any given day.

AQ-8: Limit the application of paints and coating to average no more than the equivalent of two dwelling units per day over the project build-out lifetime using the most currently available low-VOC paint.

Planning. 3 Causes for Revocation

In the event the use hereby permitted under this permit,

- a) is found to be in violation of the terms and conditions of this permit,
- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 4 Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 5 CVWD Water/Sewer - Review/Approval

The Applicant/Developer shall submit to Coachella Valley Water District (CVWD) water and sewer improvement plans to be reviewed and approved by CVWD and shall be subject to the CVWD Development's Installation and Service Agreement.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 **Expiration Date Use Case (cont.)**

Planning. 6 **Expiration Date Use Case**

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Planning. 7 **No Outdoor Advertising**

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 8 **No Resident Occupancy**

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

Planning. 9 **Noise Monitoring Reports**

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

Planning. 10 **Reclaimed Water**

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

Planning. 11 **Security Personnel Mitigation**

The following mitigation measure shall be complied with as applicable:

SHS-3: The Project shall employ full time, state certified security personnel to assist with seasonal, special

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 Security Personnel Mitigation (cont.)

events, special promotions, and high occupancy times.

Planning-CUL

Planning-CUL. 1 Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 PDA 8017 Accepted

County Archaeological Report (PDA) No. 8107 submitted for this project (PPT200021/SP00343A02) was prepared by Patrick B. Stanton of Statistical Research Inc. and is entitled: "Phase 1 Cultural Resources Assessment of a 1,600-Foot Extension of the Imperial Irrigation District Distribution Line in Support of the Coachella Valley Arena Project, near Thousand Palms, Riverside County, California", dated February 17, 2021.

PDA 8107 concludes: The entirety of the project area had been previously surveyed, but no prehistoric or historical-period resources are known within the project area. No resources had been previously identified within the 1/2-mile records-search buffer surrounding the project area. A geoarchaeological study of the project area showed that the sediments that overlie the project area are quite deep in some places. Because the soils in the project area are relatively young and their geomorphic surfaces are unstable, there is a moderate potential for buried cultural resources.

SRI surveyed the entirety of the 1,600-foot- (488-m-) long project area. A series of off-highway vehicle trails

and graded roads cross the landscape and were located along the project area, resulting in much of the project area's exhibiting some degree of disturbance (Figures 4–6). Part of the southern end of the project area overlaps with Cook Street and is paved with asphalt. The project area consists of sandy soils with some desert vegetation. At the time of survey, the ground visibility was excellent (75 percent or greater) in all portions of the project area that have not been paved. No prehistoric or historical-period artifacts or features were recorded during the survey. Modern refuse was visible on the ground surface throughout the project area.

PDA 8107 recommends: SRI did not identify any prehistoric or historical-period artifacts or features within the project area. Much of the surface of the project area has been affected by off-highway vehicle traffic as well as road-surface grading. Although the surface exhibited general disturbance from vehicle traffic, geoarchaeological studies of the project area indicated that it has a moderate sensitivity for buried cultural resources. So, cultural resources could be present just under the ground surface. SRI therefore recommends that a qualified archaeological monitor be present during ground-disturbing activities related to the project. Additionally, as requested by the Tribe, the ACBCI should be contacted prior to any ground disturbance, to ensure that a Tribal monitor also is present.

These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3 Unanticipated Resources

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3

Unanticipated Resources (cont.)

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL (cont.)

monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Transportation

Transportation. 1 15 - TRANSPORTATION - LCP Landscape Concept Plan required at project submittal

LCP Landscape Concept Plan required at project submittal

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24 inch x 36 inch), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 15 - TRANSPORTATION - LCP Landscape Concept Plan required at project submittal (cont.)

system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

Transportation. 2 RCTD-USE - General Conditions

1. With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate flowrates, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right of way.

3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

5. If the Transportation Department allows the use of streets for drainage purposes, the 10 year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100 year discharge shall be contained in the street right of way.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 RCTD-USE - General Conditions (cont.)

6. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
7. The Project shall obtain approval of street improvement plans from the Transportation Department. Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.
8. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Transportation. 3 RCTD-USE - Special Events

Notwithstanding anything to the contrary set forth in Condition "Transportation. 2 - 0010-Transportation-SP - SP343/SPECIAL EVENTS" as set forth in Advisory Notification Document SP00343A02, the language of the following condition shall control.

The project proponent will hold harmless and indemnify the County of Riverside, the State of California, and its various agencies, and the Cities of La Quinta, Indio, and Palm Desert against all claims resulting from, or attributable to, any events held by the project.

In order to hold an event the following items are needed:

- An approved Traffic Management Plan
- An approved Traffic Control Plan

Events hours and days:

- In general, events are assumed to begin by 7:00PM and conclude by 11:00PM Friday through Sunday. Family oriented events may also include the hours between 2PM and 5PM.
- Sporting events such as hockey or basketball may occur during the weekday with events assumed to begin at 7PM and typically concluding by 11PM.

A Traffic Management Plan and a Traffic Control Plan shall be submitted to the Riverside County Department of Transportation no less than 180 days from Opening Day of the arena, to be reviewed by all affected agencies.

- Riverside County Transportation Department
- California Department of Transportation (Caltrans)
- California Highway Patrol
- Riverside County Sheriff's Department
- Fire Department
- Cities of La Quinta, Indio, and Palm Desert

A Traffic Management Plan and Traffic Control Plan approved by the Riverside County Department of Transportation is required no less than 90 days from Opening Day of the arena, in order for any events to occur.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 RCTD-USE - Special Events (cont.)

A coordination meeting with the Riverside County Department of Transportation shall be held 30 days in advance of the Opening Day event. Thereafter, coordination meetings shall be held monthly to review the upcoming events schedule, and otherwise as needed.

On the day of an event, or on the peak attendance days of a multi-day special event, field conditions shall be monitored, and any problems shall be brought to the attention of the California Highway Patrol or the Riverside County Sheriff's Department.

The components of the Traffic Management Plan may include, but are not limited to, identification of the locations for remote parking areas, shuttle service plans, pedestrian control, turn restrictions or lane closures if any, temporary modification of signal timing, directional management of event traffic, use of traffic control officers, advanced interchangeable message signs, and other appropriate items.

The Traffic Control Plan shall address such matters as personnel and equipment needs during events, interagency coordination, communications, and other appropriate items.

Or as approved by the Director of Transportation.

Transportation. 4 RCTD-USE - T/S Conditions

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

- Monterey Avenue (NS) at Varner Road (EW)
- Monterey Avenue (NS) at I-10 EB Ramps (EW)
- Jack Ivey Drive (NS) at Varner Road (EW)
- Cook Street (NS) at Varner Road (EW)
- Cook Street (NS) at I-10 WB Ramps (EW)
- Cook Street (NS) at I-10 EB Ramps (EW)
- Cook Street (NS) at Gerald Ford Drive (EW)
- Cook Street (NS) at Frank Sinatra Drive (EW)
- Cook Street (NS) at Country Club Drive (EW)
- Classic Club Blvd. (NS) at Varner Road (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 RCTD-USE - T/S Conditions (cont.)

Shopping Center Access (NS) at Varner Road (EW)
 Delfino Resort Way (A1) (NS) at Varner Road (EW)
 Project Access (A2) (NS) at Varner Road (EW)
 Project Access (A3) (NS) at Varner Road (EW)
 Project Access (A4) (NS) at Varner Road (EW)
 South Project Access (NS) at Varner Road (EW)
 38th Avenue (NS) at Varner Road (EW)
 Berkey Drive (NS) at Varner Road (EW)
 Washington Street (NS) at 38th Avenue (EW)
 Washington Street (NS) at Varner Road (EW)
 Washington Street (NS) at I-10 EB Ramps (EW)
 Washington Street (NS) at Country Club Drive (EW)
 I-10 WB Ramps (NS) at Varner Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Waste Resources

Waste Resources. 1 Waste - Advisory Notices

1. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

Prior to issuance of a grading permit, the grading plan shall include six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

060 - BS-Grade. 2 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 3 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 4 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

Transportation

060 - Transportation. 1 RCTD – Whitewater Region – RG & Final Hydrology Not Satisfied

The project is required to complete a Flood plain review through Coachella Valley Water District (CVWD). The project is agreeing to proceed at risk for all design and construction activities prior to CVWD approval. Prior to issuance of a building/foundation permit, the project is required to prepare a rough grading plan and on-site drainage report/plan for approval. The project shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated. If there is a conflict with the CVWD review and the

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 RCTD – Whitewater Region – RG & Final Hydrology (cont.) Not Satisfied
County review, the project shall comply with the most stringent requirements.

060 - Transportation. 2 RCTD-MAP-WQ - Whitewater Region - FINAL WQMP REQU Not Satisfied

[DEFERRED Mass grading to Rough grading or Building Permit] The project is located in the Whitewater watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated or in Bermuda Dunes area these flows shall be fully retained. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

060 - Transportation. 3 RCTD-USE - L&LMD Application Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 4 RCTD-USE - Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24 x 36 inches) to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied
Building and Safety Department clearance.

E Health

080 - E Health. 1 E Health Clearance Not Satisfied
Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2 ECP Clearance Not Satisfied
Prior to building permit issuance, clearance from the Environmental Cleanup Program (ECP) is required. Please contact ECP for additional details.

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951) -955-8980 for further information.

****Please note that additional items may be required pending review of the above requested items.****

080 - E Health. 3 Food Plans Not Satisfied
A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code.

080 - E Health. 4 Sewer Will Serve Not Satisfied
A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 5 Water Will Serve Not Satisfied
A "Will-Serve" letter is required from the appropriate water agency.

Flood

080 - Flood. 1 Submit LOMR Not Satisfied
Unless FEMA has already revised the Flood Insurance Rate Map (FIRM), the applicant will be required to submit Letter of Map Revision (LOMR) package (including all required FEMA forms, fees and supporting engineering data) to CVWD for review and subsequent processing to FEMA prior to issuance of any building permit. A LOMR-F will not be accepted in lieu of a LOMR.

Planning

080 - Planning. 1 CAP Screening Table Measures Not Satisfied
Prior to building permit issuance, appropriate building construction measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Addendum. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Addendum, as long as they are replaced at the same time with

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 CAP Screening Table Measures (cont.) Not Satisfied
other measures that in total achieve a minimum of 100 points on the screening table.

080 - Planning. 2 Conform to Elevations/Floor Plans Not Satisfied
Elevations and Floor Plans of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations and floor plans shown on APPROVED EXHIBIT B.

080 - Planning. 3 Landscape Prohibited Species Not Satisfied
Final landscape plans shall ensure that species included on the prohibited plant species list from the CVMSHCP (Table 4-113) are not included. If any prohibited species are desired to be included, the landscape plans shall be submitted to the Coachella Valley Preserve manager.

080 - Planning. 4 Lighting Plans Not Satisfied
All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 5 Roof Equipment Shielding Not Satisfied
Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 6 School Mitigation Not Satisfied
Impacts to the Palm Springs Unified School District shall be mitigated in accordance with California State law.

Planning-EPD

080 - Planning-EPD. 1 MBTA Nesting Bird Preconstruction Survey - EPD Not Satisfied
Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a building permit, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit. [MOVE TO SECTION "PRIOR TO BUILDING PERMIT ISSUANCE" (SERIES 80)]

When the requested documents/studies are completed and ready for EPD review, please upload

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80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 1 MBTA Nesting Bird Preconstruction Survey - EPD (cont.) Not Satisfied
them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Rigo Caballero at rcaballero@rivco.org for instructions.

Biological reports not uploaded to the FTP site may result in delayed review and approval.

Survey

080 - Survey. 1 RCTD-USE - Survey Monuments Not Satisfied

Prior to construction, if survey monuments (including centerline monuments, tie points, property corners and benchmarks) are found, then they shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

080 - Survey. 2 RCTD-USE - Vacation Not Satisfied

The applicant is requesting a vacation/abandonment of the existing dedicated rights-of-way along Delfino Resort Drive and access restriction on Varner Road. Accordingly, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the applicant shall submit a revised design utilizing the existing right-of-way and process a revised permit.

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Common Area CCRs Not Satisfied

Landscape Common Area CCRs

The developer/ permit holder shall:

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Common Area CCRs (Not Satisfied

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Inspection Deposit Re Not Satisfied

Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24 inch x 36 inch), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings (stamped) by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the (stamped) approved grading plans; and,

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80. Prior To Building Permit Issuance

Transportation

- 080 - Transportation. 3 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied
4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24 inch box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

- 080 - Transportation. 4 RCTD-MAP-WQ - Whitewater Region - FINAL WQMP REQUI Not Satisfied

[DEFERRED from grading permit] The project is located in the Whitewater watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated or in Bermuda Dunes area these flows shall be fully retained. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

- 080 - Transportation. 5 RCTD-USE - Annexation into L&LMD or Other District Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along streets associated with the project.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 RCTD-USE - Annexation into L&LMD or Other District (cont.) Not Satisfied
(5) Traffic signals.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from SCE or other electric provider.

080 - Transportation. 6 RCTD-USE - Dedication Not Satisfied

Delfino Resort Parkway (Access A1 in project traffic study) is a reserved private street and shall be reconfigured and improved with 97' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalks within a 107' minimum private road easement as shown on the tentative exhibit. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE:

1. 5' sidewalks shall be constructed adjacent to the curb line within the 10' parkways.
2. A 25' curbed raised median shall be constructed at the centerline as directed by the Director of Transportation.

On Varner Road, lot access shall be restricted with the exception of the access driveways/streets as shown on the approved tentative exhibit on file with the Planning Department.

as approved by the Transportation Department.

080 - Transportation. 7 RCTD-USE - Existing Curb and Gutter Not Satisfied

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Varner Road shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the Policies and Guidelines available on the Internet at: <https://rctlma.org/trans/General-Information/Pamphlets-Brochures>

If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE:

1. The driveway shall be constructed in accordance with County Standard No. 207A.
2. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <https://rctlma.org/trans/General-Information/Pamphlets-Brochures>

080 - Transportation. 8 RCTD-USE - Landscaping Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall

Plan: PPT200021

Parcel: 653410046

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 8 RCTD-USE - Landscaping Design Plans (cont.) Not Satisfied
require approval by the Transportation Department.

080 - Transportation. 9 RCTD-USE - Lighting Plan Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within Imperial Irrigation District (IID) use IID's pole standard.

080 - Transportation. 10 RCTD-USE - Payment of Transportation Fees Not Satisfied

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

080 - Transportation. 11 RCTD-USE - T/S Design Not Satisfied

The project proponent shall be responsible for the design of traffic signals at the intersections of:

Delfino Resort Way (A1) (NS) at Varner Road (EW)
Berkey Drive (NS) at Varner Road (EW)

If Traffic Control Officers are not utilized during events, the follow intersections shall be considered for signalization. An evaluation of minimum spacing requirements and signal warrants will determine which signals are to be installed. Once a determination has been made, the project proponent shall be responsible for the design of the traffic signal(s).

Project Access (A2) (NS) at Varner Road (EW)
Project Access (A3) (NS) at Varner Road (EW)
Project Access (A4) (NS) at Varner Road (EW)
South Project Access (NS) at Varner Road (EW)

or as approved by the Transportation Department

080 - Transportation. 12 RCTD-USE - T/S Geometrics Not Satisfied

The intersection of Delfino Resort Drive (A1) (NS) at Varner Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: N/A
Southbound: one left-turn lane, one right-turn lane
Eastbound: one left-turn lane, three through lanes
Westbound: three through lanes

The intersection of Berkey Drive (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one left-turn lane, one through lane, one right-turn lane
Eastbound: one shared left-turn/through lane, one through lane
Westbound: one left-turn lane, one shared through/right-turn lane

NOTE: The geometrics above utilize split phase signal timing. Alternative geometrics may be

Plan: PPT200021

Parcel: 653410046

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 12 RCTD-USE - T/S Geometrics (cont.) Not Satisfied
considered to avoid the use of split phase timing.

The intersection of Project Access (A2) (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: one left-turn lane, three through lanes

Westbound: three through lanes

The intersection of Project Access (A3) (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: one left-turn lane, three through lanes

Westbound: three through lanes

The intersection of Project Access (A4) (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: one left-turn lane, three through lanes

Westbound: three through lanes

Any off-site widening required to provide the geometrics referenced in these conditions shall be the responsibility of the landowner/developer. If condemnation is required to obtain off-site right-of-way, provisions contained in Ordinance 460, Section 3.2.J shall apply.

080 - Transportation. 13 RCTD-USE - Utility Plan Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

This condition will be cleared after both of the following requirements are met:

1. The Street Improvement Plans are approved.
2. Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

080 - Transportation. 14 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

Plan: PPT200021

Parcel: 653410046

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 14 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY (cont. Not Satisfied

080 - Transportation. 15 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area Not Satisfied

Trash Enclosures - prior to building permit issuance

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

Plan: PPT200021

Parcel: 653410046

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 CURBS ALONG PLANTERS (cont.) Not Satisfied

090 - BS-Grade. 2 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

090 - E Health. 2 Hazmat BUS Plan Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 3 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

090 - E Health. 4 Hazmat Review Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Flood

090 - Flood. 1 Obtain LOMR Not Satisfied

An approved Letter of Map Revision (LOMR) shall be obtained from FEMA for all lots or portions of the project impacted by a FEMA floodplain prior to the issuance of occupancy permits.

Plan: PPT200021

Parcel: 653410046

90. Prior to Building Final Inspection

Flood

090 - Flood. 1 Obtain LOMR (cont.) Not Satisfied

Planning

090 - Planning. 1 Accessible Parking Not Satisfied

Accessible parking spaces for persons with disabilities shall be provided in accordance with all applicable County ordinances and as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility.

The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 CAP Screening Table Measures Not Satisfied

Prior to building permit final/occupancy, appropriate pre-operation measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Addendum. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Addendum, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

090 - Planning. 3 Curbs Along Planters Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 4 Offsite Parking Plan/Agreement Not Satisfied

Prior to occupancy, a plan shall be provided to the County for review and approval that details at what level of occupancy of the arena offsite parking will be required and the location of existing offsite parking, documented agreements with the property owners of the offsite parking, and program for transporting people from the offsite parking to the arena. If any parking is proposed to be developed new to serve this purpose, it will require further review/permitting by the County or other appropriate jurisdiction depending on location.

Plan: PPT200021

Parcel: 653410046

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 Parking Agreement Not Satisfied

Prior to occupancy, an agreement shall be recorded that provides that the parking located on parcel 2 shall primarily serve the arena located on parcel 1.

090 - Planning. 6 Parking Paving Material Not Satisfied

A minimum of 3,000 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department and any approved parking plan. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 7 Renewable Energy Generation R2-CE1 Installed Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to occupancy for any tenant improvement building permit, the renewable energy facility as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 8 Roof Equipment Shielding Not Satisfied

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

Transportation

090 - Transportation. 1 90 - TRANSPORTATION - Landscape Inspection and Drought Not Satisfied

Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 RCTD-USE - Complete Annexation into L&LMD or Other Dist Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89 1 Consolidated, and/or any other maintenance

Plan: PPT200021

Parcel: 653410046

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 RCTD-USE - Complete Annexation into L&LMD or Other Dist Not Satisfied
district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights of way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 3 RCTD-USE - Events Not Satisfied

Notwithstanding anything to the contrary set forth in Condition "Transportation. 2 - 0010-Transportation-SP - SP343/SPECIAL EVENTS" as set forth in Advisory Notification Document SP00343A02, the language of the following condition shall control.

The project proponent will hold harmless and indemnify the County of Riverside, the State of California, and its various agencies, and the Cities of La Quinta, Indio, and Palm Desert against all claims resulting from, or attributable to, any events held by the project.

In order to hold an event the following items are needed:

- An approved Traffic Management Plan
- An approved Traffic Control Plan

Events hours and days:

- In general, events are assumed to begin by 7:00PM and conclude by 11:00PM Friday through Sunday. Family oriented events may also include the hours between 2PM and 5PM.
- Sporting events such as hockey or basketball may occur during the weekday with events assumed to begin at 7PM and typically concluding by 11PM.

A Traffic Management Plan and a Traffic Control Plan shall be submitted to the Riverside County Department of Transportation no less than 180 days from Opening Day of the arena, to be reviewed by all affected agencies.

- Riverside County Transportation Department
- California Department of Transportation (Caltrans)
- California Highway Patrol
- Riverside County Sheriff's Department
- Fire Department
- Cities of La Quinta, Indio, and Palm Desert

A Traffic Management Plan and Traffic Control Plan approved by the Riverside County Department of Transportation is required no less than 90 days from Opening Day of the arena, in order for any events to occur.

A coordination meeting with the Riverside County Department of Transportation shall be held 30 days in advance of the Opening Day event. Thereafter, coordination meetings shall be held monthly to review the upcoming events schedule, and otherwise as needed.

On the day of an event, or on the peak attendance days of a multi-day special event, field conditions shall be monitored, and any problems shall be brought to the attention of the California Highway Patrol or the Riverside County Sheriff's Department.

Plan: PPT200021

Parcel: 653410046

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD-USE - Events (cont.) Not Satisfied

The components of the Traffic Management Plan may include, but are not limited to, identification of the locations for remote parking areas, shuttle service plans, pedestrian control, turn restrictions or lane closures if any, temporary modification of signal timing, directional management of event traffic, use of traffic control officers, advanced interchangeable message signs, and other appropriate items.

The Traffic Control Plan shall address such matters as personnel and equipment needs during events, interagency coordination, communications, and other appropriate items.

Or as approved by the Director of Transportation.

090 - Transportation. 4 RCTD-USE - Landscaping Installation Completion Not Satisfied

Landscaping within public road right of way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within streets associate to the project.

090 - Transportation. 5 RCTD-USE - Off-site/Overflow Parking Not Satisfied

As identified in the project Transportation Analysis (March 2021), an additional 1,050 parking spaces are needed to address the parking demand for sellout concerts and events with attendance of 11,000 patrons. Prior to issuance of an occupancy permit for the arena, the project proponent shall demonstrate t that it has secured rights, title, or interest for an additional 1,050 off-site/overflow parking spaces (or such other number of spaces approved by the Planning Department and/or any approved parking plan), all or a portion of which may be located (but are not required to be located) at from Xavier High School. This may be in the form of a recorded agreement and/or easement. Additionally, the shuttle route between the off-site/overflow parking shall utilize access roads and avoid the use of any public street when feasible.

or as approved by the Director of Transportation.

090 - Transportation. 6 RCTD-USE - Streetlight Install Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 7 RCTD-USE - T/S Installation Not Satisfied

The project proponent shall be responsible for the design and construction of traffic signals at the intersections of:

Delfino Resort Way (A1) (NS) at Varner Road (EW)
Berkey Drive (NS) at Varner Road (EW)

Plan: PPT200021

Parcel: 653410046

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 RCTD-USE - T/S Installation (cont.) Not Satisfied

If Traffic Control Officers are not utilized during events, the follow intersections shall be considered for signalization. An evaluation of minimum spacing requirements and signal warrants will determine which signals are to be installed. Once a determination has been made, the project proponent shall be responsible for the construction of the traffic signal(s).

- Project Access (A2) (NS) at Varner Road (EW)
- Project Access (A3) (NS) at Varner Road (EW)
- Project Access (A4) (NS) at Varner Road (EW)
- South Project Access (NS) at Varner Road (EW)

The project proponent shall be required to provide traffic signal interconnect along the frontage of the project. Traffic signals that are installed by the project proponent shall be interconnected.

or as approved by the Transportation Department

090 - Transportation. 8 RCTD-USE - Utility Install Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 9 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 Form D – Mandatory Commercial Recycling and Organics Re Not Satisfied

Form D – Mandatory Commercial Recycling and Organics Recycling
Prior to final building inspection, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org

090 - Waste Resources. 2 Recyclables Collection and Loading Area Inspection Not Satisfied

Plan: PPT200021

Parcel: 653410046

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 2 Recyclables Collection and Loading Area Inspection (cont.) Not Satisfied

Trash Enclosures – prior to final inspection

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 3 Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



04/28/21, 3:29 pm

TPM38040

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM38040. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM38040) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

TENTATIVE PARCEL MAP NO. 38040 is a proposal for a Schedule E subdivision of 101.50 gross acres into three four parcels, one parcel for the proposed concurrent arena and related facilities, one parcel including the primary parking area for the arena, one parcel for adjacent Planning Areas 6B and 8, and one parcel for entry road/landscaping from Varner Road.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. Specific Plan Design Guidelines

Advisory Notification. 4 AND - EIR Mitigation Measures

Mitigation Measures from the project's EIR and Addendum have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project's EIR and Addendum.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP/EXHIBIT

Tentative Map, Exhibit A, dated 3/22/21.

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 **AND - Federal, State & Local Regulation Compliance (cont.)**

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 7 **AND - Hold Harmless**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Tentative Parcel Map No. 38040 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning Tentative Parcel Map no. 38040, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

RCTD-MAP - General Conditions (cont.)

5. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
6. If the Transportation Department allows the use of streets for drainage purposes, the 10 year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100 year discharge shall be contained in the street right of way.
7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
8. The Project shall obtain approval of street improvement plans from the Transportation Department. Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.
9. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Plan: TPM38040

Parcel: 695100010

50. Prior To Map Recordation

Planning

050 - Planning. 1 CC&R - Reciprocal Parking/Access Not Satisfied

The land divider shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which documents shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number;
2. A copy AND an original wet signed, notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by reference; and
4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by the Office of the County Counsel.

The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress, parking, drainage and flood control facilities between parcels shown on the TENTATIVE MAP property known as Parcels 1-2, and (c) contain the following provisions verbatim:

"Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, the following provision shall apply:

This Grant of Reciprocal Easement shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside, or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the reciprocal easement established pursuant to the Grant of Reciprocal Easement."

Once approved by the Office of the County Counsel, the copy and the original grant of reciprocal easement document shall be forwarded to the Planning Department. The Planning Department shall keep the copy for the case file and forward the original document to the Transportation Department-Survey Division-for safe keeping until the final map is ready to record. The Transportation Department-Survey Division-shall record the original grant of reciprocal easement document in conjunction with the recordation of the final map.

050 - Planning. 2 Fee Balance Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 3 Parking Agreement Not Satisfied

Prior to or with the recordation of the final map, an agreement shall be recorded that provides that the parking located on parcel 2 shall primarily serve the arena located on parcel 1.

Survey

Plan: TPM38040

Parcel: 695100010

50. Prior To Map Recordation

Survey

050 - Survey. 1 RCTD-MAP - Vacation Not Satisfied

The applicant is requesting a vacation/abandonment of the existing dedicated rights-of-way along Delfino Resort Drive and access restriction on Varner Road. Accordingly, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the applicant shall submit a revised design utilizing the existing right-of-way and process a revised permit.

Transportation

050 - Transportation. 1 RCTD-MAP - Dedication Not Satisfied

Delfino Resort Parkway (Access A1 in project traffic study) is a reserved private street and shall be reconfigured and improved with 97' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalks within a 107' minimum private road easement as shown on the tentative exhibit. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE:

1. 5' sidewalks shall be constructed adjacent to the curb line within the 10' parkways.
2. A 25' curbed raised median shall be constructed at the centerline as directed by the Director of Transportation.

On Varner Road, lot access shall be restricted with the exception of the access driveways/streets as shown on the approved tentative exhibit on file with the Planning Department.

as approved by the Transportation Department.

050 - Transportation. 2 RCTD-MAP - L&LMD Application Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along streets associated with the project.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.
- (5) Traffic signals.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from SCE or other electric provider.

Plan: TPM38040

Parcel: 695100010

50. Prior To Map Recordation

Transportation

050 - Transportation. 3 RCTD-MAP - Landscaping Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

050 - Transportation. 4 RCTD-MAP - T/S Design Not Satisfied

The project proponent shall be responsible for the design of traffic signals at the intersections of:

- Delfino Resort Way (A1) (NS) at Varner Road (EW)
- Berkey Drive (NS) at Varner Road (EW)

If Traffic Control Officers are not utilized during special events, the follow intersections shall be considered for signalization. An evaluation of minimum spacing requirements and signal warrants will determine which signals are to be installed. Once a determination has been made, the project proponent shall be responsible for the design of the traffic signal(s).

- Project Access (A2) (NS) at Varner Road (EW)
- Project Access (A3) (NS) at Varner Road (EW)
- Project Access (A4) (NS) at Varner Road (EW)
- South Project Access (NS) at Varner Road (EW)

or as approved by the Transportation Department

050 - Transportation. 5 RCTD-MAP - T/S Geometrics Not Satisfied

The intersection of Delfino Resort Drive (A1) (NS) at Varner Road (EW) shall be signalized and improved to provide the following geometrics:

- Northbound: N/A
- Southbound: one left-turn lane, one right-turn lane
- Eastbound: one left-turn lane, three through lanes
- Westbound: three through lanes

The intersection of Berkey Drive (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

- Northbound: N/A
- Southbound: one left-turn lane, one through lane, one right-turn lane
- Eastbound: one shared left-turn/through lane, one through lane
- Westbound: one left-turn lane, one shared through/right-turn lane

NOTE: The geometrics above utilize split phase signal timing. Alternative geometrics may be considered to avoid the use of split phase timing.

The intersection of Project Access (A2) (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

- Northbound: N/A
- Southbound: one left-turn lane, one right-turn lane
- Eastbound: one left-turn lane, three through lanes
- Westbound: three through lanes

The intersection of Project Access (A3) (NS) at Varner Road (EW) shall be improved to provide the

Plan: TPM38040

Parcel: 695100010

50. Prior To Map Recordation

Transportation

050 - Transportation. 5 RCTD-MAP - T/S Geometrics (cont.) Not Satisfied

following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: one left-turn lane, three through lanes

Westbound: three through lanes

The intersection of Project Access (A4) (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: one left-turn lane, three through lanes

Westbound: three through lanes

Any off-site widening required to provide the geometrics referenced in these conditions shall be the responsibility of the landowner/developer. If condemnation is required to obtain off-site right-of-way, provisions contained in Ordinance 460, Section 3.2.J shall apply.

050 - Transportation. 6 RCTD-USE - Existing Curb and Gutter Not Satisfied

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Varner Road shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the Policies and Guidelines available on the Internet at: <https://rctlma.org/trans/General-Information/Pamphlets-Brochures>

If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE:

1. The driveway shall be constructed in accordance with County Standard No. 207A.

2. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <https://rctlma.org/trans/General-Information/Pamphlets-Brochures>

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

Plan: TPM38040

Parcel: 695100010

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

E Health

060 - E Health. 1 ECP Clearance Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required.

See PPT200021/TPM38040 or contact ECP for additional details at 951-955-8980.

Flood

060 - Flood. 1 Submit CLOMR Not Satisfied

Unless FEMA has already revised the Flood Insurance Rate Map, the applicant will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to issuance of any grading/building permit. The Applicant shall submit the CLOMR package (including all required FEMA forms, fees and supporting engineering data) to CVWD for review and subsequent processing to FEMA.

Transportation

060 - Transportation. 1 RCTD-MAP - L&LMD Application Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 RCTD-MAP - Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24 x 36 inches) to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 ROUGH GRADE FINAL Not Satisfied

Plan: TPM38040

Parcel: 695100010

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 ROUGH GRADE FINAL (cont.) Not Satisfied

Prior to Grading Permit final, the applicant shall obtain rough grade approval from the Building and Safety Department. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County Transportation Department Inspector.

Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by County Inspector prior to receiving a rough grade permit final.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMITS W/O LAND USE PERMIT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

E Health

080 - E Health. 1 E Health Clearance Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2 ECP Clearance Not Satisfied

Prior to building permit issuance, clearance from the Environmental Cleanup Program (ECP) is required.

See PPT200021/TPM38040 or contact ECP for additional details at 951-955-8980.

080 - E Health. 3 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 4 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Flood

080 - Flood. 1 Submit CLOMR Not Satisfied

Unless FEMA has already revised the Flood Insurance Rate Map, the applicant will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of any building permit. The Applicant shall submit the CLOMR package (including all required FEMA forms, fees and

Plan: TPM38040

Parcel: 695100010

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 Submit CLOMR (cont.) Not Satisfied
supporting engineering data) to CVWD for review and subsequent processing to FEMA.

Transportation

080 - Transportation. 1 RCTD-MAP - Payment of Transportation Fees Not Satisfied

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 NO PRECISE GRADE APPROVAL Not Satisfied

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

Flood

090 - Flood. 1 Submit LOMR Not Satisfied

A Letter of Map Revision (LOMR) shall be obtained from FEMA for all lots or portions of the project impacted by a FEMA floodplain prior to the issuance of occupancy permits.

Transportation

090 - Transportation. 1 RCTD-MAP - Complete Annexation into L&LMD or Other Dist Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89 1 Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights of way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 2 RCTD-MAP - T/S Installation Not Satisfied

The project proponent shall be responsible for the design and construction of traffic signals at the intersections of:

- Delfino Resort Way (A1) (NS) at Varner Road (EW)
- Berkey Drive (NS) at Varner Road (EW)

If Traffic Control Officers are not utilized during special events, the follow intersections shall be considered for signalization. An evaluation of minimum spacing requirements and signal warrants will determine which signals are to be installed. Once a determination has been made, the project

04/28/21
15:30

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 8

Plan: TPM38040

Parcel: 695100010

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 RCTD-MAP - T/S Installation (cont.) Not Satisfied
proponent shall be responsible for the construction of the traffic signal(s).

- Project Access (A2) (NS) at Varner Road (EW)
- Project Access (A3) (NS) at Varner Road (EW)
- Project Access (A4) (NS) at Varner Road (EW)
- South Project Access (NS) at Varner Road (EW)

The project proponent shall be required to provide traffic signal interconnect along the frontage of the project. Traffic signals that are installed by the project proponent shall be interconnected.

or as approved by the Transportation Department



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) SECOND CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – PALM DESERT 77-588 El Duna Ct., Suite H Palm Desert, CA 92211

DATE: October 15, 2020

TO:

Riv. Co. Transportation Dept.	Riv. Co. Waste Resources Management Dept.	Colorado River Water Quality Control Board
Riv. Co. Environmental Health Dept.	Board of Supervisors - Supervisor: Perez	School District: Palm Springs Unified
Riv. Co. Fire Department (Riv. Office)	Planning Commissioner: Sanchez	
Riv. Co. Building & Safety – Grading	Cathedral City Sphere of Influence	
Riv. Co. Building & Safety – Plan Check	Southern California Edison Co.	
P.D. Environmental Programs Division	(SCE)Southern California Gas	
P.D. Archaeology Section	Co. Coachella Valley Water District (CVWD)	
Riv. Co. Sheriff's Dept.	CALTRANS District # 8	

SPECIFIC PLAN NO. 343 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 200005 – CEQ200074 – Applicant: SoCal Arena Company LLC – Stephen Collins – Representative: Meridian Consultants, LLC – Tony Locacciato – Fourth Supervisorial District – Thousand palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD:BP), Mixed Use Area (CD:MUA), Commercial Tourist (CD:CT), Commercial Office (CD:CO), Very High Density Residential (CD:VHDR), Medium High Density Residential (CD:MHDR), Open Space: Recreation (OS:R) – Zoning: SP Zone (North Star Ranch, Specific Plan No. 343) – Location: northeast of Interstate-10 and Varner Road, east of Cook Street, west of Washington Street, north of 38th Avenue, south of Chase School Road – 455.75 Acres (Entire Specific Plan) – **REQUEST: The **Specific Plan Amendment** proposes to amend the existing Specific Plan by adding a Planning Area 11 for the purposes of accommodating a sports and events arena. Existing Planning Area 8 primarily will be reduced in size to accommodate Planning Area 11 and Planning Areas 4, 6B, and 7 would also have boundary changes to accommodate Planning Area 11. The **General Plan Amendment** proposes to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment. A Plot Plan application is anticipated to be processed concurrently with these applications for the arena. – APNs: 695-100-004 through 695-100-014 **BBID: 715-702-496****

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **DAC internal review on November 5, 2020**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: November 6, 2020

TO:

Riv. Co. Transportation Dept. (Palm Desert)
Riv. Co. Env. Health Dept. (Palm Desert)
Coachella Valley Water District
Riv. Co. Fire Department (Palm Desert)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section

P.D. Archaeology Section
SunLine Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Perez
Planning Commissioner: Sanchez
Cathedral City Sphere of Influence
Palm Springs Unified School District

Coachella Valley Water District (CVWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
CALTRANS District # 8
Colorado River Water Quality Control Board
South Coast Air Quality Management District

PLOT PLAN NO. 200021 – CEQ200074 – Applicant: SoCal Arena Company LLC – Stephen Collins – Representative: Meridian Consultants, LLC – Tony Locacciato – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD:BP), Mixed Use Area (CD:MUA), Commercial Tourist (CD:CT), Commercial Office (CD:CO), Very High Density Residential (CD:VHDR), Medium High Density Residential (CD:MHDR), Open Space: Recreation (OS:R) – Zoning: SP Zone (North Star Ranch, Specific Plan No. 343) – Location: northeast of Interstate-10 and Varner Road, east of Cook Street, west of Washington Street, north of 38th Avenue, south of Chase School Road – 9.96 Acres (Plot Plan area) – **REQUEST: The **Plot Plan** is a proposal to construct and operate a sports and events arena totaling 273,879 square feet on 9.96 acres with 3,000 parking spaces. – APNs: 695-100-010, 695-100-015 Concurrent Cases: SP00343A02, GPA200005, CZ2000025– **BBID: 034-315-321****

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Management System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on November 12, 2020**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – PALM DESERT 77-588 El Duna Ct., Suite H Palm Desert, CA 92211

DATE: December 28, 2020

TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Fire Department (Riv. Office)

Riv. Co. Fire Department (Riv. Office)

Riv. Co. Surveyor

TENTATIVE PARCEL MAP NO. 38040 – CEQ200074 – Applicant: SoCal Arena Company LLC – Stephen Collins – Representative: Meridian Consultants, LLC – Tony Locacciatto – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD:BP) – Zoning: SP Zone (North Star Ranch, Specific Plan No. 343) – Location: northeast of Interstate-10 and Varner Road, east of Cook Street, west of Washington Street, north of 38th Avenue, south of Chase School Road – 59.67 Acres – **REQUEST:** The **Tentative Parcel Map** is a proposal to subdivide the 59.67 acre parcel into two parcels, one parcel for the proposed concurrent arena and related facilities and one parcel including the primary parking area for the arena – APNs: 695-100-010 Concurrent Cases: SP00343A02, GPA200005, CZ2000025, PPT200021– **BBID: 460-377-917**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on December 31, 2020**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

March ~~4~~¹⁶, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez:

Duncan Bridge Center is a close neighbor to the proposed Oak View Group's new arena project. As we have learned, the arena's schedule of events will nearly all occur in the evening hours. Since our activities occur in the early morning until late afternoon, we see no major impact to our events or facility.

We appreciate the County's thorough review of the project and conclusion that the new Arena project will not result in any significant new negative environmental or traffic effects on the area.

In our discussions with OVG and the Berger Foundation, we appreciate Oak View Group's commitment to provide a Neighborhood and Community Relations Manager on the Arena staff which will be responsive to any concerns we might have as neighbors as well as a hotline available to us during construction should we have any issues.

The Berger Foundation has been a fantastic neighbor, donor, and friend. We look forward to expanding this relationship with Oak View Group and the new arena project.

We support this new privately funded project and are excited about the potential new sports and entertainment events that will become available once the new arena opens.

Sincerely,

Bearly Q. Hunter, President, CVBF
Duncan Bridge Club

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors



CALIFORNIA STATE UNIVERSITY, SAN BERNARDINO
Office of the President

March 29, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez:

On behalf of California State University San Bernardino, I am writing to express our support for Oak View Group's proposed new Arena Project. This project, located in the master planned NorthStar project and on land owned by our long-term friends, the Berger Foundation, will be a great compliment to the CSUSB Palm Desert Campus.

Our Hospitality Management Program looks forward to a strong collaboration with the Oak View Group. Having a state-of-the-art arena located in close proximity to our campus will be a wonderful opportunity for attracting students to our program, giving them mentorship opportunities, providing internships, and ultimately providing real job opportunities in the Coachella Valley working at the arena and/or with the American Hockey League team.

We are pleased that Oak View Group's SVP and General Manager, John Bolton, has already agreed to participate on our CSUSB Hospitality Advisory Board. The Berger Foundation has been a fantastic friend and neighbor and we look forward to expanding that relationship with the Oak View Group and the new arena project. We hope you will approve this very important project as it is vital to the long-term growth and success of the entire Coachella Valley.

Sincerely,

A handwritten signature in black ink, appearing to read 'TDM'.

Tomás D. Morales
President

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors
Shari McMahan, VP & Provost, California State University, San Bernardino
Robert Nava, VP, Advancement, California State University, San Bernardino
Jake Zhu, Dean, Palm Desert Campus, CSUSB

909.537.5002 • fax: 909.537.5901 • www.csusb.edu/president

5500 UNIVERSITY PARKWAY, SAN BERNARDINO, CA 92407-2393

March 27, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez:

While I have advocated for the North Sphere area to be annexed by the City of Palm Desert so that we could control development as it impacts our City, I whole heartedly support the Oak View Group's proposed Arena Project in Riverside County. I believe it will benefit both our City, the Coachella Valley at large, and Riverside County. The fact that this sports arena project is being privately funded with no cost to taxpayers makes it a huge economic driver to our local economy and it is my understanding that the data shows it will generate almost 3 billion in economic output.

It is my understanding that the project was approved for a mix of commercial, residential, and recreation uses in 2006. Moreover, I have information that the County has been and will continue coordinating with our Palm Desert staff and other communities regarding the details of the project and that any adverse effects on the surrounding communities will be offset by Development Impact fees such as additional costs for public safety and traffic. These are all positive facts that support my decision to be supportive of this project.

Likewise, it is my understanding that a parking and traffic assessment was conducted, and the results concluded the Arena project would not increase the overall number of daily or peak hour vehicle trips for the project as approved in 2006.

And all important, one of our City of Palm Desert's major strategic goals is to grow the Cal State campus as we advocate the State and Cal State Regents to designate it as a stand-alone campus. Knowing that Oak View Group has agreed to collaborate with their neighbor CSUSB by participating in programs such as the CSUSB Hospitality Management Program underscores my support for this project. Having a state-of-the-art arena located in close proximity to the CSUSB campus will be fantastic for attracting students to the Hospitality Management program, giving students mentorship opportunities, providing internships, and ultimately providing real job opportunities to CSUSB students. Giving CSUSB students the opportunity to gain relevant career opportunities at the arena and/or with the hockey team here in the Coachella Valley versus having to move is of tremendous value long-term.

The additional 120+ events per year at the new arena will have a tremendous influence on the tourism and visitor market throughout the entire Coachella Valley. In addition, the added events will improve the quality of life for those of us who live here year-round.

I look forward to you and your colleagues approving this very important project as it is vital to our long-term growth and success.

Sincerely,

A handwritten signature in blue ink that reads "Gina May Nestande". The signature is written in a cursive, flowing style.

Gina Nestande, Palm Desert City Council &
Former Mayor of Palm Desert

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors

March 26, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez:

I would like to take this opportunity to offer my support for the Oak View Group's proposed new Arena Project. This project, located in the master planned NorthStar project and on land owned by the Berger Foundation would be a great compliment to the hospitality management program.

I look forward to a strong collaboration with the Oak View Group. Having a state-of-the-art arena located in close proximity to our campus will be fantastic for attracting students to our program, giving them mentorship opportunities, providing internships, and ultimately providing real job opportunities in the Coachella Valley working at the arena and/or with the American Hockey League team.

I am excited that Oak View Group's SVP and General Manager, John Bolton, has already agreed to participate on the CSUSB Hospitality Advisory Board. The Berger Foundation has been a long-time neighbor and we look forward to expanding that relationship with the Oak View Group and the new arena project.

We hope you will support this very important project as it is vital to the long-term growth and success of the entire Coachella Valley.

Sincerely,

 3/26/21
Joseph Tormey
Director of the Hospitality Management Program on the Palm Desert Campus
joseph_tormey@gmail.com
(908) 265-3636

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors



AMERICAN HOCKEY LEAGUE

One Monarch Place • Suite 2400 • Springfield, MA 01144 • (413) 781-2030 • FAX (413) 733-4767

theahl.com

March 23, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez:

On behalf of the American Hockey League (the "AHL"), I would like to offer my full support for Oak View Group's proposed new Arena Project in the Coachella Valley. The AHL awarded an expansion franchise to the Seattle Kraken in 2019 for the Greater Palm Springs area and this new arena project is critical to its success.

The AHL is very excited about having a team in the Greater Palm Springs area in Southern California as the location is an ideal fit for our league geographically with other franchises in close proximity such as Bakersfield, Ontario and San Diego. We believe that this will be a successful AHL franchise given the location, ownership, and connection to the Seattle Kraken.

With your help, we hope to begin play in Coachella Valley with our 32nd franchise in the Fall of 2022. If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Scott Howson
President & CEO
American Hockey League

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors



Jack Ivey Ranch HOA
74580 Varner Road
Thousand Palms, CA 92276

Phone: 760-343-0445
Fax: 760-343-3166
Email: jirhoa@jirhoa.com

March 19, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez:

The Homeowners Association of Ivey Ranch would like to take this opportunity to offer our support for Oak View Group's proposed new Arena Project. This project located in close proximity to us in the unincorporated Thousand Palms community is located on land owned by our long-term friend and neighbor, the Berger Foundation.

In our discussions with the Berger Foundation and others associated with this new project, we are thankful for Oak View Group's commitment to having a full-time Neighborhood and Community Relations Manager on their Arena staff which will be responsive to any needs we might have as neighbors, their commitment to our community for neighborhood meetings during construction as well as post construction. We also appreciate their offer of having a hotline available to our community during construction as well as post opening.

The Berger Foundation has been a fantastic neighbor and we look forward to expanding that with the Oak View Group and the new arena project.

We hope you will agree with us and approve this very important project as it is vital to the long-term growth and success of the entire Coachella Valley.

Sincerely,

Kelly Maheu, President
Board of Directors
Jack Ivey Ranch HOA
760-343-0445
jirhoa@jirhoa.com

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors

Jeff Hewitt, Fifth District Riverside County Board of Supervisors

March 22, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez,

On behalf of the Greater Coachella Valley Chamber of Commerce (GCVCC) and our 1,300+ members, the GCVCC and our Business Legislative Advocacy Committee is writing to offer our support for the Oak View Group and their proposed Arena Project in Riverside County.

The GCVCC believes that strong economic growth and job creation is key to promoting the Coachella Valley as an international destination to live, play and work in, while also building the necessary infrastructure to enhance quality of life for our residents. The approximately \$250 million privately funded Arena to be constructed by the Oak View Group has tremendous opportunity to build on our success in those key areas.

The construction project itself will be a huge boost to local payroll, with an estimated 1,400 jobs required to complete the arena by Fall of 2022. Once open, the Arena will support 420 full-time equivalent year-round jobs. It is estimated the privately funded Arena will generate nearly \$3 billion in economic output to the community over the course of the next 49-years. In addition to the direct economic impact, the extrinsic value of brand association and marketing will help promote our entire region to a global audience.

We understand it is vital that large projects such as these serve the public interests and be executed in a professional, thoughtful manner. Once again, Oak View Group has checked this box. The Coachella Valley Arena's architect of record is Populous, one of the world's foremost designers of venues around the world. Since Populous was founded in 1983, the firm has been involved in 3000+ projects around the globe. Further, the arena project has shown commitment to being good stewards of the land they are developing through their partnership with the respected H.N. and Francis C. Berger Foundation, good neighbors with thoughtful investment in necessary parking and infrastructure, and engaged members of our community through partnerships with organizations such as this chamber. Oak View Group is exactly the kind of community partner our community deserves!

The Oak View Group, along with their investment partners, will be positive additions to the Coachella Valley community. We are excited to welcome them and look forward to seeing what they can accomplish in the years ahead. We ask the Riverside County Board of Supervisors approve their plans without delay or hinderance and continue to work closely with them on completion of this important project.

Sincerely,



Joshua R. Bonner, IOM
President and CEO
Greater Coachella Valley Chamber of Commerce

cc: Russell Brady, Riverside County Planning

On behalf of:

Jeff Levine, Board Chair, Greater Coachella Valley Chamber of Commerce
Julio Figueroa, Committee Chair, GCVCC Business Legislative Advocacy Committee
Angelo Perez, Board Chair, Coachella Chamber of Commerce
Erick Becerril, Board Chair, Indio Chamber of Commerce
Elisa Guerrero, Board Chair, La Quinta Chamber of Commerce
David Conover, Board Chair, Desert Hot Springs Chamber of Commerce
Haddon Libby, Board Chair, Cathedral City Chamber of Commerce



Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Drive #222
Palm Desert, CA 92260

Dear Supervisor Perez,

The Desert Blaze Hockey Club has been practicing and playing games in the Desert Ice Castle Since 2012. Unfortunately our facility in Cathedral City closed in 2020 due to COVID-19 and our kids are in great need of a new ice hockey skating and training facility. The on-ice and more importantly off-ice lessons our kids learn such as working with others, respect for the game, confidence, community relations, communications and solid work habits are unmeasurable.

If a player has the ability and is looking for more from the sport, it is vital to their development that they participate at a higher level and have local training facilities. Desert Blaze Hockey Club offers travel hockey that provides a professional coaching staff and an independent Board of Directors, with many years of travel hockey experience. These teams practice twice per week and participate in one game per weekend, half home games and half away. The season goes from late August through early March. Travel teams also participate in four tournaments. Our travel hockey team is part of an elite Southern California hockey league known as SCAHA, as well as a member of CAHA & USA Hockey, who governs all of California's elite hockey programs. Players wishing to play at higher levels (i.e.: NHL, College Hockey, Junior Hockey, etc.) will be introduced to this route via travel hockey. The Desert Blaze has alumni that are playing at major prep schools like Shattuck Saint Mary's in Minnesota.

The players, parents, fans & Board of Directors for the Desert Blaze Hockey Club offer our support to Oak View Group for their fantastic new facility in Riverside County. Please support this project and help the many dreams of our youth become reality.

Thank you for your consideration,

Jeff Larson
Hockey Director
Desert Blaze Hockey Club
(760) 578-9080
jeff@desertblazehockey.com



March 15, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr.#222
Palm Desert, CA 92260

Dear Supervisor Perez:

As a business owner located in District 4 in Indio, I wanted to reach out and express my support for the new proposed arena project off I-10 in the Thousand Palms community.

Our company, buzzbox premium cocktails, located in Indio will be a featured local provider in the new arena. It's tremendously exciting for us to be able to showcase our product in a venue located in our backyard that will feature major music artists from all over the world – showcasing our product and growing our local business here in the Coachella Valley.

This is absolutely a great opportunity for the Coachella Valley. As a business owner, I could not be more thrilled to have world-class entertainment and a professional hockey team coming in 2022!

Sincerely,

A handwritten signature in black ink, appearing to read "Rod Vandenberg", is written over a large, light-colored oval shape.

Rod Vandenberg, (Founder/CEO)
buzzbox premium cocktails, inc.

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors

March 16, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Drive, #222
Palm Desert, CA 92260

Dear Supervisor Perez:

On behalf of The Greater Palm Springs Convention & Visitors Bureau, we fully support Oak View Group's proposed new Arena Project in Riverside County.

As the official tourism marketing organization for the region, we are working diligently to ensure that our tourism economy rebounds to normal and continues on a healthy and sustainable path into the future. Tourism in Greater Palm Springs typically supports over 51,000 jobs and is the number one industry in the Coachella Valley, bringing 14.1 million day and overnight visitors annually (in 2019) with an economic impact of \$7.5 billion.

One of the drivers of tourism is the attraction of high-quality entertainment options. The proposed Arena will elevate the prestige of our destination and attract diverse audiences for a variety of music and sporting events. The Arena's goal of attracting concert tour rehearsals will also provide much needed hotel demand during the mid-week period when these types of activities occur and hotel occupancy dips.

The Arena's affiliation with the National Hockey League in Seattle and the subsequent American Hockey League team at the Arena will be a tremendous boost for visitor activity coming from the upper Northwest United States and Canada. Additionally, it will provide more reasons for visitors to fly in from the upper Midwestern United States – areas that love hockey.

The addition of this Arena will be a significant asset to our county, our Coachella Valley, its citizens and visitors alike, and our economic future. We encourage your support of this important project.

Sincerely,



Scott White
President & CEO

cc: Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors
Russell Brady, Riverside County Planning



70100 HIGHWAY 111
RANCHO MIRAGE, CA 92270
T:760.770.9000 • 800.967.3767



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Alan Pace
Petra GeoSciences
John Powell, Jr.
Coachella Valley Water District
Phil Smith
Sunrise Company
Jeff Wattenbarger
Wattenbarger Construction

March 17, 2021

Riverside County Board of Supervisors
4080 Lemon Street
Riverside, CA 92501

Dear Riverside County Board of Supervisors:

On behalf of the Desert Valleys Builders Association (DVBA), representing over 200 members companies throughout the Eastern Riverside and Imperial Counties, including within the Eastern Riverside County region, we are sending this correspondence to urge your Support for the proposed project known as *The Coachella Valley Arena*.

This project will bring much needed jobs to the Coachella Valley, both during the development/construction of the project, along with the planned long term-permanent jobs, numbering over 400+. With the unprecedented last year in dealing with the COVID-19 pandemic, the economic loss to Riverside County and the Community at large, coupled with increased unemployment throughout the region, a new business complex (including sporting and other entertainment events) such as this is urgently needed as we work to regain a stronger economic recovery.

Additionally, we would urge the Riverside County Board of Supervisors to request that the Applicant make every effort to hire local building trade contractors for all work (the renovations, improvements and other building design elements necessary for this project), in addition to hiring local workforce for staffing needs.

We urge you to *Support the Coachella Valley Arena* and its applicant Oak View Group, for this Project.

Respectfully,

Gretchen Gutierrez
Chief Executive Officer

Cc: John Bolton, Sr. VP Entertainment
Facilities & General Manager
Oak View Group
34360 Gateway Drive • Palm Desert • CA 92211
(760) 776-7001 office • (760) 776-7002 fax
www.TheDVBA.org



City of Palm Springs

Christy Holstege, Mayor

3200 E. Tahquitz Canyon Way • Palm Springs, California 92262
Tel: 760.323.8200 • Fax: 760.323.8207 • E-Mail: Christy.Holstege@palm Springsca.gov

March 16, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez:

I would like to take this opportunity to offer my support for Oak View Group's proposed Arena Project in Riverside County. The additional 120+ events per year at the new arena will have a profound influence on the tourism and visitor market in Palm Springs, as well as the entire Coachella Valley. In addition, the added events will improve the quality of life for those of us who live here year-round.

Typically, arena development projects like this are funded through local government tax dollars. It is exciting that OVG's private investment of over \$250 million in the project will come at no cost to taxpayers. This private investment will translate to nearly \$3 billion in economic output to the Coachella Valley over the course of the next 49 years.

We look forward to your approval of this very important project as it is vital to our long-term growth and success.

Sincerely,

Christy Holstege, Mayor
City of Palm Springs

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors



March 18, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr. # 222
Palm Desert, CA 92260

Dear Supervisor Perez:

Thank you for giving the Thousand Palms Chamber a chance to weigh in its support. Having the Oak View Group (OVG) build their Arena down the street from our Chamber and the community of Thousand Palms is welcoming news. Since Thousand Palms Chamber is almost within a stone's throw from the Arena, this will be a welcome influx of money to be spent in Thousand Palms.

Such as Motel 6 could see an uprise in bookings along with Best Western Plus. From our mom n pop businesses like Goody's and Taqueria San Miguel and to the numerous different fast food restaurants this is going to be a game changer.

It will allow the money to be spent in Thousand Palms, stay in Thousand Palms. We at the Chamber take so much pride in our community and are welcoming OVG and their assets to the Coachella Valley. Thousand Palms is underserved and to finally have an Arena by OVG being built brings so much pride for us who live here! The jobs that it will create is just what our community could use. There is no cost to any of us taxpayers, only an influx of money being spent.

We stand ready to assist in any way we can help with the launch of the Arena in our very own backyard. Thank you for giving us a chance to weigh in. please let me know what/if any questions I can answer. We are so excited to see the completion and really highlight what Thousand Palms has to offer, Have a great day.

Sincerely,

Bill Senso, Executive Director/President
Thousand Palms Chamber of Commerce

Thousand Palms Chamber of Commerce since 1961

P.O. Box 365, 72-715 La Canada Way, Thousand Palms, CA 92276
760-343-1988, info@thousandpalmschamber.com



Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

March 17, 2021

Dear Supervisor Perez:

All of us at Xavier College Preparatory High School would like to take this opportunity to express our support for Oak View Group's proposed new Arena Project. As a close neighbor to the project, we agree the new Arena is an appropriate use for this H.N. and Frances C. Berger Foundation owned property and fits within the County's General Plan for the Coachella Valley. Most, if not all, events at the arena will be in the evening hours well past the time our regular school hours will be complete.

We are excited about the opportunities this new Arena project will offer for our students, faculty, and administration. We are especially excited this project will include an ice-skating center with a community use format. Having additional recreational activities for our students located so close to our campus will make partnerships with the Arena and Ice-Skating Rink a real possibility.

We appreciate the County's thorough review of the project and conclusion that the new Arena project will not result in any significant new effects on the area.

In our discussions with OVG and the H.N. and Frances C. Berger Foundation, we appreciate Oak View Group's commitment to the following items:

1. Full-Time Neighborhood and Community Relations Manager on the Arena staff which will be responsive to any concerns we might have as neighbors
2. The Construction Team's commitment to our community for neighborhood meetings during construction as well as post construction neighborhood functions by Arena staff
3. Hotline available to our community during construction as well as post opening
4. Potential partnership with us for use of our overflow parking during certain mega arena events from time to time

The H.N. and Frances C. Berger Foundation has been a fantastic neighbor, donor, and friend. We look forward to expanding this relationship with Oak View Group and the new arena project.

We hope you will agree with us and approve this very important project as it is vital to the long-term growth and success of the entire Coachella Valley.

Sincerely,

Christopher Alling
President

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors



March 15, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez:

As you may know, The Desert Figure Skating Club and all our members lost our only place for figure skating in the Coachella Valley last year when Desert Ice Castle in Cathedral City closed. We have been working with the Oak View Group (OVG) and they have agreed to create a community use component of their hockey training center to accommodate our needs. They have re-designed the training center to feature this community ice use component which is vitally important to the future of not only figure skating, but youth and adult hockey as well.

As a U.S. Figure Skating sanctioned member club, we offer programs such as learn to skate, test sessions, competitions, shows – all fully sanctioned by U.S. Figure Skating. We look forward to working with OVG in building an adult skating community once again. Back in the early 2000's, we had one of the largest adult skating communities in the country until the rink in the mall was closed.

While all of us are excited about the great music and entertainment events a new arena will offer, we are even more excited that this \$250 million private investment by the Oak View Group will include a community use component that will revive our entire skating community.

Without hesitation, the Board of Directors of The Desert Figure Skating Club would like to offer our support for Oak View Group's proposed new Arena Project in Riverside County. We hope that all of us that live in District 4 can count on you to support this project and make it a reality for us!

Sincerely,

Board of Directors, The Desert Figure Skating Club

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors

The Desert Figure Skating Club is a non-profit 501(c)(3) organization EIN 68-0491343



March 13, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez:

As business owners and realtors in District 4 and the Coachella Valley, we want to express our support for the new arena project proposed for the Thousand Palms area of Riverside County.

We are already seeing the real impact this new project has as we have already been involved in showing homes to potential arena employees, construction team executives, and hockey team staff and player personnel. The specific developments of Ivey Ranch (close to the project) and others a few miles away (such as Sun City) will see their real estate values increase with this new popular attraction in the Thousand Palms area.

The hundreds of new full-time jobs this project will create is tremendously beneficial for the economic benefits it will have on all the Cities of the Coachella Valley. The additional concerts and major events the new arena will have a major influence on the tourism and visitor market of the entire Coachella Valley. In addition, the added events will improve the quality of life for those of us who live here year-round and allow us to keep our entertainment dollars in Riverside County versus having to go to Los Angeles, Las Vegas, or San Diego for events.

We look forward to your approval of this project, which we see as particularly important not only to our local business, but also to the whole community,

Sincerely,

Joel Mugge, Associate Broker
Mugge & Man Associates
Bennion Deville Homes

Ricardo Man, Realtor
Mugge & Man Associates
Bennion Deville Homes

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors

P.S. RESORTS

Promoting Palm Springs Tourism Through Events

March 10, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Drive, #222
Palm Desert, CA 92260

Dear Supervisor Perez:

The Board of Directors of Palm Springs Resorts, Inc. would like to take this opportunity to offer our support for Oak View Group's proposed new Arena Project in Riverside County. This \$250 million dollars of private investment in the tourism and event infrastructure of our community will provide a tremendous boost to all our efforts in increasing future tourism. We feel fortunate we are gaining this new entertainment amenity without any cost to taxpayers.

The 120+ events the Arena will host will elevate the prestige of our destination attracting diverse audiences who enjoy all different types of music and sports. Having year-round nationally known music acts will draw thousands of people to each event which will increase hotel occupancy during the season as well as the off-season. The Arena's goals of attracting concert tour rehearsals will also provide much needed hotel demand during the mid-week period when these types of activities occur and hotel occupancy dips.

The Arena's affiliation with the National Hockey League in Seattle and the subsequent American Hockey League team at the Arena will be a tremendous boost for visitor activity coming from the upper Northwest and Canada. Additionally, it will provide more reasons for visitors to fly in from the upper Midwestern United States – areas which love hockey.

Aftab Dada
CHAIRMAN OF
THE BOARD

Celeste Brackley
VICE CHAIRMAN

Robert Hunt
SECRETARY

Steven Boswell
TREASURER

We hope you will agree with us and approve this very important project as it is vital to our long-term tourism growth and success.

Sincerely,

Palm Springs Resorts Board of Directors:

Aftab Dada, Hilton Palm Springs, PS Resorts Chairman

Celeste Brackley, ACE Hotel & Swim Club, PS Resorts Vice-Chairman

Robert Hunt, Alcazar Palm Springs, PS Resorts Secretary

Steven Boswell, Palm Mountain Resort & Spa, PS Resorts Treasurer

Matt Shough, Avalon Palm Springs & Ingleside Inn & Melvyn's

Alicia Araujo, Caliente Tropics

Shannon Anderson, Hilton Palm Springs

Autumn Griffith, Holiday House & Sparrow's Lodge

Jim Pulver, Hyatt Suites Palm Springs

La Dona Canevaro, Hyatt Suites Palm Springs

Peggy Trott, Kimpton, the Rowan Palm Springs

Peter Lenton, Colony Palms & L'Horizon Resort & Spa

Matt Huss, Margaritaville Palm Springs

Alison Wickerham, Marquis Villas

Brandon McCurley, Parker Palm Springs

Paul Wurth, The Saguaro Palm Springs

Eric Luberto, V Palm Springs

Phillip Conner, Villa Royale

Eric Hill, Hotel Zoso

Harold Matzner, Chairman Palm Springs International Film Festival & Spencer's
Restaurant

Michael Braun, Grit Development

Scott White, Greater Palm Springs Convention & Visitors Bureau

Jerry Keller, Lulu California Bistro

Bruce Hoban, Vacation Rental Owners & Neighbors of Palm Springs

Keith McCormick, McCormick's Palm Springs Collectors Car Auctions

Rob Hampton, Palm Springs Convention Center

Lynnie Green, Renaissance Palm Springs

Tim Ellis, Ellis Hospitality Services

Doug Watson, College of the Desert Palm Springs Campus

cc: Russell Brady, Riverside County Planning

Kevin Jeffries, First District Riverside County Board of Supervisors

Karen Spiegel, Second District Riverside County Board of Supervisors

Chuck Washington, Third District Riverside County Board of Supervisors

Jeff Hewitt, Fifth District Riverside County Board of Supervisors



Palm Springs
CHAMBER OF COMMERCE

March 11, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez:

We would like to take this opportunity to offer our support for one of our fellow Palm Springs Chamber of Commerce members – the Oak View Group and their proposed Arena Project in Riverside County. OVG's private investment of over \$250 million in the project comes at no cost to taxpayers and will be a tremendous catalyst not only for tourism, but also for sustained economic development throughout the entire Coachella Valley including the City of Palm Springs.

The Palm Springs Chamber of Commerce recognizes the importance the additional asset of a new sports and music arena will have on the businesses we represent. We also recognize that efforts to attract new business are enhanced by a year-round offering of prestigious sporting and entertainment events. The additional 120+ events per year will have a profound influence on the future of Riverside County.

Thank you for your consideration.

Sincerely,

Nona Watson, CEO
Palm Springs Chamber of Commerce

cc: Russell Brady, Riverside County Planning

Supportive Quotes/Letters
Oak View Group
Coachella Valley Arena Project
(as of 4/15/21)

"We believe the new arena project is a game changer for the Coachella Valley in that it gives our residents as well as visitors over 100+ nights of new options for entertainment enhancing the overall appeal of our destination and the quality of life for our full-time residents."

Linda Evans, Mayor
City of La Quinta

"I whole heartedly support the Oak View Group's proposed Arena Project in Riverside County. I believe it will benefit both Palm Desert, the Coachella Valley at large, and Riverside County. The fact this sports arena project is being privately funded with no cost to taxpayers makes it a huge economic driver to our local economy and it is my understanding that the data shows it will generate almost 3 billion in economic output."

Gina Nestande, former Mayor and current Palm Desert City Council
City of Palm Desert

"The new arena project will be an economic engine that will support approximately 1,400 new jobs during the construction period as well as 420+ new full-time equivalent jobs once the arena is open. As a working community we are excited to see this project be successful and produce jobs that Desert Hot Springs residents can participate in. We look forward to events and having a local hockey team we can root for."

Scott Matas, Mayor
Desert Hot Springs

"As a tourism-driven community, the City of Indian Wells is thrilled at the prospect of a new, state-of-the-art arena that will make the Coachella Valley an even more appealing tourist destination. The project will also benefit our residents who will have an additional resource for entertainment. This project is a win for all involved."

Richard Balocco, Mayor
City of Indian Wells

"I would like to take this opportunity to offer my support for Oak View Group's proposed Arena Project in Riverside County. The additional 120+ events per year at the new arena will have a profound influence on the tourism and visitor market in Palm Springs, as well as the entire Coachella Valley."

Christy Holstege, Mayor
City of Palm Springs

"The arena project is further evidence of the viable investment market that the Coachella Valley has become -- this time even bringing a professional sports market. New jobs and further diversification of our economic base. All good!"

Elaine Holmes, Mayor
City of Indio

“Coachella is an idolized name in music and known throughout the world. The City of Coachella is thrilled to support a much-needed indoor arena for music, sports, events, and community celebrations. We are confident the Oak View Group will deliver a world-class arena and present events the residents of Coachella will enjoy on an annual basis.”

**Josie Gonzalez, Mayor Pro Tem
City of Coachella**

“The development of the new arena will have an enormous impact on stimulating, supporting, and sustaining the local economy – from increasing tourism, to benefitting locally-owned small businesses, to providing real jobs and future economic development. This will be a tremendous asset for the entire Coachella Valley as it will provide year-round entertainment and events for not only visitors, but full-time residents.”

**Stone James, Economic Development Director
Cathedral City**

“I am thrilled that the new OVG arena will be located in the Coachella Valley. This new arena will be a great benefit to our residents and help our local tourism industry by adding a world-class sports and entertainment venue to our world-class destination.”

**Geoff Kors, former Mayor and current Council Member
City of Palm Springs**

“The Board of Directors of Palm Springs Resorts, Inc. would like to take this opportunity to offer our support for Oak View Group’s proposed new Arena Project in Riverside County. This \$250 million dollars of private investment in the tourism and event infrastructure of our community will provide a tremendous boost to all our efforts in increasing future tourism. We feel fortunate we are gaining this new entertainment amenity without any cost to taxpayers.”

Palm Springs Resorts Board of Directors
Aftab Dada, Hilton Palm Springs, PS Resorts Chairman
Celeste Brackley, ACE Hotel and Swim Club
Robert Hunt, Alcazar Palm Springs
Steven Boswell, Palm Mountain Resort & Spa
Matt Shough, Avalon Palm Springs & Ingleside Inn & Melvyn’s
Alicia Araujo, Caliente Tropics
Shannon Anderson, Hilton Palm Springs
Autumn Griffith, Holiday House & Sparrow’s Lodge
Jim Pulver, Hyatt Suites Palm Springs
La Dona Canevaro, Hyatt Suites Palm Springs
Peggy Trott, Kimpton, the Rowan Palm Springs
Peter Lenton, Colony Palms & L’Horizon Resort & Spa
Matt Huss, Margaritaville Palm Springs
Alison Wickerham, Marquis Villas
Brandon McCurley, Parker Palm Springs
Paul Wurth, The Saguaro Palm Springs
Eric Luberto, V Palm Springs
Phillip Conner, Villa Royale
Eric Hill, Hotel Zoso
Harold Matzner, Chairman Palm Springs International Film Festival & Owner Spencer’s Restaurant
Michael Braun, Grit Development
Scott White, Greater Palm Springs Convention & Visitors Bureau

Jerry Keller, Lulu California Bistro
Bruce Hoban, Vacation Rental Owners & Neighbors of Palm Springs
Keith McCormick, McCormick's Palm Springs Collectors Car Auctions
Rob Hampton, Palm Springs Convention Center
Lynnie Green, Renaissance Palm Springs
Tim Ellis, Ellis Hospitality Services
Doug Watson, College of the Desert Palm Springs Campus

“One of the drivers of tourism is the attraction of high-quality entertainment options. The proposed Arena will elevate the prestige of our destination and attract diverse audiences for a variety of music and sporting events. The Arena’s goal of attracting concert tour rehearsals will also provide much needed hotel demand during the mid-week period when these types of activities occur and hotel occupancy dips. The Arena’s affiliation with the National Hockey League in Seattle and the subsequent American Hockey League team at the Arena will be a tremendous boost for visitor activity coming from the upper Northwest United States and Canada. The addition of this Arena will be a significant asset to our county, our Coachella Valley, its citizens and visitors alike, and our economic future. We encourage your support of this important project.”

Greater Palm Springs Convention & Visitors Bureau
Scott White, President & CEO
Tom Tabler, JW Marriott Desert Springs Resort & Spa
Rolf Hoehn, Indian Wells Tennis Garden
Robert Del Mas, Empire Polo Club & Event Facility
Aftab Dada, Hilton Palm Springs
Bruce Abney, El Morocco Inn
Kate Anderson, Agua Caliente Band of Cahuilla Indians
Rick Axelrod, MD, Coachella Valley Economic Partnership
Lorraine Becker, Cabot's Pueblo Museum
Celeste Brackley, Ace Hotel & Swim Club
Tony Bruggemans, Le Vallauris Restaurant
Gary Cardiff, Cardiff Limousine & Transportation
Jay Chesterton, Fantasy Springs Resort Casino
Dermot Connolly, La Quinta Resort & Club
Tim Ellis, Ellis Hospitality Services
Rob Hampton, General Manager, Palm Springs Convention Center
Todd Hooks, Agua Caliente Band of Cahuilla Indians
Jerry Keller, LULU and Acqua California Bistros
Jay Mainthia, La Mere, LLC, dba Indio Super 8 & Suites
Michael McLean, McLean Company Rentals
Allen Monroe, The Living Desert
Lee Morcus, Kaiser Restaurant Group
Brad Poncher, Homewood Suites by Hilton, La Quinta
Greg Purdy, Palm Springs Aerial Tramway
Christoph Roshardt, Renaissance Esmeralda Resort & Spa, Indian Wells
Tom Scaramellino, Westin Mission Hills Golf Resort & Spa
Bob Schneider, Palm Springs Power Baseball

Barb Smith, Eventis Destination Services
Kelly Steward, The Ritz-Carlton, Rancho Mirage
Joseph Tormey, CSUSB Palm Desert Campus
Peggy Trott, Kimpton Rowan Palm Springs
Doug Watson, College of the Desert
Elie Zod, Retired Hospitality Executive
Geoff Kors, Council Member, City of Palm Springs
Gary Gardner, Council Member, City of Desert Hot Springs

“The arena construction project itself will be a huge boost to local payroll, with an estimated 1,400 jobs required to complete the arena by Fall of 2022. Once open, the Arena will support 420 full-time equivalent year-round jobs. It is estimated the privately funded Arena will generate nearly \$3 billion in economic output to the community over the course of the next 49-years. In addition to the direct economic impact, the extrinsic value of brand association and marketing will help promote our entire region to a global audience.”

Greater Coachella Valley Chamber of Commerce
Joshua R. Bonner, President and CEO
Jeff Levine, Greater Coachella Valley Chamber of Commerce
Julio Figueroa, Coachella Chamber of Commerce
Erick Becerril, Indio Chamber of Commerce
Elisa Guerrero, La Quinta Chamber of Commerce
David Conover, Desert Hot Springs Chamber of Commerce
Haddon Libby, Cathedral City Chamber of Commerce

“The Oak View Group’s private investment of over \$250 million comes at no cost to taxpayers and will be a tremendous catalyst not only for tourism, but also for sustained economic development throughout the entire Coachella Valley including the City of Palm Springs. The Palm Springs Chamber of Commerce recognizes the importance this additional asset will have on the businesses we represent.”

Palm Springs Chamber of Commerce
Nona Watson, CEO
Wendy Beerbower, Eisenhower Health
Todd Burke, Desert Care Network
Kristin Bloomer, Palm Springs International Film Society
Aftab Dada, Hilton Palm Springs Resort
Dax Davis, Alpha Media
Mary Flores, Grit Development
John Fritch, Elevated Experience
Bruce Gillen, Mechanics Bank
Paul Lewin, United States and Canadian Academy of Pathology
Jenny McLean, McLean Company
Joseph Miller, Stacy’s Palm Springs
Shannon Miller, Coach Shannon Miller
Julie Montante, PSA Organics
Brady Sandahl, Brady Sandahl Real Estate Group
Gabriel Terrado, Lulu Californian Bistro

"The Desert Figure Skating Club and all of our members lost our only place for figure skating in the Coachella Valley last year when the Desert Ice Castle in Cathedral City closed. We have been working with the Oak View Group and they have agreed to create a community use component of their hockey training center to accommodate our needs. They have re-designed the training center to feature this community ice use component which is vitally important to the future of not only figure skating, but youth and adult hockey as well. Without hesitation, the Board of Directors of the Desert Figure Skating Club would like to offer our support for Oak View Group's proposed new Arena Project in Riverside County."

The Desert Figure Skating Club

Walter A. Stevenson

Sandra G. Wright Schulz

Dawn Loyola

Gema Bautista

Susie Boskovich

"The Homeowners Association of Ivey Ranch would like to take this opportunity to offer our support for Oak View Group's proposed new Arena Project. This project located in close proximity to us in the unincorporated Thousand Palms community is located on land owned by our long-term friend and neighbor, the Berger Foundation. We hope you will agree with us and approve this very important project as it is vital to the long-term growth and success of the entire Coachella Valley."

Jack Ivey Ranch HOA (Neighbor to Arena Project)

Kelly Maheu, President

Sue Lane

Brenda Vosbein

Lynn Ross

Reg Teneycke

All of us at Xavier High School would like to take this opportunity to express our support for Oak View Group's proposed new Arena Project. As a close neighbor to the project, we agree the new Arena is an appropriate use for this Berger Foundation owned property and fits within the County's General Plan for the Coachella Valley. Most, if not all, events at the arena will be in the evening hours well past the time our regular school hours will be complete. We are excited about the opportunities this new Arena project will offer for our students, faculty, and administration. We are especially excited this project will include an ice-skating center with a community use format. Having additional recreational activities for our students located so close to our campus will make partnerships with the Arena and Ice-Skating Rink a real possibility.

Xavier College Preparatory High School (Neighbor to Arena)

Christopher Alling

President

"Having the Oak View Group build their Arena down the street from our Chamber and the community of Thousand Palms is welcoming news. Thousand Palms is underserved and to

finally have an Arena by OVG being built brings so much pride for us who live here! The jobs that it will create is just what our community could use. There is no cost to taxpayers, only an influx of money being spent.”

Thousand Palms Chamber of Commerce

Bill Senso, President

“On behalf of the American Hockey League (the “AHL”), I would like to offer my full support for Oak View Group’s proposed new Arena Project in the Coachella Valley. The AHL awarded an expansion franchise to the Seattle Kraken in 2019 for the Greater Palm Springs area and this new arena project is critical to its success. The AHL is very excited about having a team in the Greater Palm Springs arena in Southern California as the location is an ideal fit for our league geographically with other franchises in close proximity such as Bakersfield, Ontario, and San Diego. We believe that this will be a successful AHL franchise given the location, ownership, and connection to the Seattle Kraken.”

Scott Howson, President & CEO American Hockey League

“The players, parents, fans & Board of Directors for the Desert Blaze Hockey Club offer our support to Oak View Group for their fantastic new facility in Riverside County. Please support this project and help the many dreams of our youth become reality.”

Jeff Larson, Hockey Director, Desert Blaze Hockey Club

“On behalf of California State University San Bernardino, we express our support for Oak View Group’s proposed new Arena Project. The project, located in the master planned NorthStar project and on land owned by our long-term friends, the Berger Foundation, will be a great compliment to the CSUSB Palm Desert Campus. Our Hospitality Management Program looks forward to a strong collaboration with the Oak View Group. Having a state-of-the-art arena located in close proximity to our campus will be a wonderful opportunity for attracting students to our program, giving them mentorship opportunities, providing internships, and ultimately providing real job opportunities in the Coachella Valley working at the arena and/or with the American Hockey League team.”

Tomas D. Morales, President

California State University, San Bernardino

“On behalf of the Desert Valleys Builders Association (DVBA), representing over 200 member companies throughout the Eastern Riverside and Imperial Counties, including within the Eastern Riverside County region, we urge your support for the proposed project known as *The Coachella Valley Arena*. With the unprecedented last year in dealing with COVID-19 pandemic, the economic loss to Riverside County and the Community at large, coupled with increased unemployment throughout the region, a new business complex (including sporting and other entertainment events) such as this is urgently needed as we work to regain a stronger economic recovery.”

Gretchen Gutierrez, Chief Executive Officer

Desert Valley Builders Association – representing over 200 member companies

“The hundreds of new full-time jobs this project will create is tremendously beneficial for the economic benefits it will have on all the Cities of the Coachella Valley. The additional concerts and major events the new arena will have a major influence on the tourism and visitor market of the entire Coachella Valley. In addition, the added events will improve the quality of life for those of us who live here year-round and allow us to keep our entertainment dollars in Riverside County versus going to Los Angeles, Las Vegas, or San Diego.”

Joel Mugge, Associate Broker

Richardo Mann, Realtor

Mugge & Man Associates

Bennion Deville Homes

“Duncan Bridge Center is a close neighbor to the proposed Oak View Group’s new arena project. As we have learned, the arena’s schedule of events will nearly all occur in the evening hours. Since our activities occur in the early morning until late afternoon, we see no major impact to our events or facility. We support this new privately funded project and are excited about the potential new sports and entertainment events that will become available once the new arena opens.”

Beverly A. Hartin

President, Coachella Valley Bridge Foundation (Neighbor to Arena)

“Our company, buzzbox premium cocktails, located in Indio will be a featured local provider in the new arena. It’s tremendously exciting for us to be able to showcase our product in a venue located in our backyard that will feature major music artists from all over the world – showcasing our product and growing our local business here in the Coachella Valley.”

Rod Vandebos, Founder/CEO

buzzbox premium cocktails, inc.

“As Chairman of the McCallum Theatre, I have seen the value of world-class talent visiting the desert and making our regional community a better place to live and work. Amenities such as the new proposed arena add to the mix of attractions, festivals, and events that so many in our community have worked tirelessly to create and support. The arena is a wonderful added value for the Valley. It’s a big deal and it will do wonderful things for the Valley’s brand and for attracting segments of our population such as snowbirds. It’s exciting. And we are very lucky to be getting it.”

Harold Matzner, Community Philanthropist, Humanitarian, and Owner of Spencer’s Restaurant

“As a close neighbor to the project in the Sun City development and a hockey fan of 50 years, it is a dream come true having hockey here in the desert. This makes Palm Desert complete.”

Phillip Stengel – Sun City Resident (Neighbor to Arena)

“We’re proud to work with Oak View Group and the Berger Foundation on what will no doubt be an amazing venue. This new arena creates the opportunity for the whole region to enjoy

incredible concerts and our entire touring team is truly excited and looking forward to delivering a significant calendar of annual concert events.”

Bob Roux, President of Live Nation, U.S. Concerts

“The Berger Foundation has always seen the potential of this property. We prepared the land many years ago for a project exactly like this arena and ancillary businesses and have since been actively seeking developers to create a world-class campus for the Coachella Valley and its visitors. We are deeply invested in seeing this project through as the benefits to the community are vast, including permanent jobs and activities for our area’s children and families.”

Douglass A. Vance, Vice President of Real Estate for the H.N. and Frances C. Berger Foundation

“This unique and promising upgrade to our community will have immediate and sustainable economic impact for our valley. From ground-breaking, construction and employment opportunities to attractions, entertainment, sports and events, Oak View Group’s vision with their dynamic multi-use venue will only advance the Coachella Valley in many positive ways for years to come. Adding this facility to our market will also increase the magnetic quality of our valley as a destination locally, regionally and nationally. It is my honor and privilege to endorse Oak View Group and the Coachella Valley Arena project.

Robert Zavitka

General Sales Manager, Audacy, Inc (local business)

“COVID-19 has had a very negative impact on our (hotel) industry. This \$250+ million dollar, privately funded project by Oak View Group will be a strong economic engine for our entire region. The additional 120+ events per year will also have a very positive influence on the brand of our region. Visitors and residents are constantly looking for entertainment options, which have been lacking in our region. This project will bolster year-round restaurant and hotel usage. The hotels in Palm Desert also support this important destination development project. We look forward to approval of this very important project.”

Tom Tabler, General Manager, JW Marriott Desert Springs

Chairman, Greater Palm Springs CVB Board of Directors

Best Western Plus, Palm Desert Resort

Fairfield Inn & Suites Palm Desert

Holiday Inn Express Palm Desert

JW Marriott Desert Springs

Comfort Suites Palm Desert

Hampton Inn & Suites Palm Desert

Hotel Paseo

Springhill Suites Palm Desert

“The Gardens on El Paseo would like to express its support of the Oak View Group’s proposed Arena Project in Riverside County, specifically Palm Desert. This is an important destination development project and we encourage Riverside County to proceed as soon as possible.”

Patrick Klein, General Manager

The GARDENS ON EL PASEO – home to the following stores in Palm Desert:

120% Lino

Amazon Lockers

Ann Taylor

Anthropologie

Apple

Banana Republic

BB one

Bellissimo Home Accents

Between The Sheets

Bottega Veneta

Brooks Brothers

Cypress Wealth Management

Eileen Fisher

Gail

Gucci

Halton Pardee & Partners

Hokulia Shaved Ice

Image by TC

J. Jill

J. Stephens

Janie and Jack

Jayne

Johnny Was

L'OCCITANE en Provence

LOFT

Louis Vuitton

M.A.C

Mastro's Steakhouse

O'My Sole

Pacifica Seafood Restaurant

Pottery Barn

Saks Fifth Avenue

Sammy's Woodfired Pizza

Sephora

Sullivan's Steakhouse

Summer Colony Living

Sunglass Hut

Talbots

The Agency

Tiffany & Co

TINA Stephens (Tees by TINA)

Todd & Company

Tommy Bahama

Tommy Bahama's Restaurant & Bar

Trina Turk

Uno de 50

Vince

Von Wening Art

Williams-Sonoma Grande Cuisine

Wilma & Frieda El Paseo

XCVI

CVB BOARD OF DIRECTORS

Tom Tabler, Chairman
JW Marriott Desert Springs Resort & Spa

Rolf Hoehn, Vice Chairman
Indian Wells Tennis Garden

Robert Del Mas, Secretary
Empire Polo Club & Event Facility

Aftab Dada, Treasurer
Hilton Palm Springs Resort

Bruce Abney
El Morocco Inn & Day Spa

Kate Anderson
Agua Caliente Band of Cahuilla Indians

Rick Axelrod
Coachella Valley Economic Partnership

Lorraine Becker
Cabo's Pueblo Museum

Celeste Brackley
ACE Hotel & Swim Club

Tony Bruggemans
Le Vallauris

Gary Cardiff
Cardiff Limousine & Transportation

Jay Chesteron
Fantasy Springs Resort Casino

Dermot Connolly
La Quinta Resort & Club

Tim Ellis
Ellis Hospitality Services

Rob Hampton
Palm Springs Convention Center

Todd Hooks
Agua Caliente Band of Cahuilla Indians

Jerry Keller
LULU and Acqua California Bistros

Jay Mainthia
Indio Super 8 & Suites

Michael McLean
McLean Company Rentals

Allen Monroe
The Living Desert

Lee Morcus (Emeritus)
Kaiser Restaurant Group

Brad Poncher
Homewood Suites by Hilton, La Quinta

Greg Purdy
Palm Springs Aerial Tramway

Christoph Roshardt
Renaissance Esmeralda Indian Wells

Tom Scaramellino
Westin Mission Hills Golf Resort & Spa

Bob Schneider
Palm Springs Power Baseball

Barb Smith
Eventis Destination Services

Kelly Steward
The Ritz-Carlton Rancho Mirage

Joe Tormey
CSU San Bernardino Palm Desert Campus

Peggy Troft
Kimpton Rowan Palm Springs

Doug Watson
College of the Desert

Elle Zod
Retired Hotel Executive

JPA Executive Committee
Geoff Koss
City of Palm Springs

Gary Gardner
City of Desert Hot Springs

April 15, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Drive, #222
Palm Desert, CA 92260

Dear Supervisor Perez:

The Greater Palm Springs Convention & Visitors Bureau is the official tourism marketing organization for the Coachella Valley. As its Chairman of the Board, we support Oak View Group's proposed Arena Project in Riverside County.

In addition to our support, the hotels in Palm Desert also support this important destination development project. The following hotels have confirmed their support and encourage Riverside County to proceed as soon as possible:

Best Western Plus, Palm Desert Resort
Fairfield Inn & Suites Palm Desert
Holiday Inn Express Palm Desert
JW Marriott Desert Springs

Comfort Suites Palm Desert
Hampton Inn & Suites Palm Desert
Hotel Paseo
Springhill Suites Palm Desert

As you know, COVID-19 has had a very negative impact on our industry. This \$250+ million dollar, privately funded project by Oak View Group will be a strong economic engine for our entire region. The additional 120+ events per year will also have a very positive influence on the brand of our region. Visitors and residents are constantly looking for entertainment options, which have been lacking in our region. This project will bolster year-round restaurant and hotel usage.

There are large religious, fraternal, and other special interest groups that predominantly meet during the summer months. Historically we have been unable to attract these events due to air service and the ability to stage their event. This arena and the additional Southwest Airlines service will now provide us the opportunity to bid on their events. This translates into more tax dollars for Riverside County, as well as every city in the Coachella Valley.

Because the arena will offer entertainment options throughout the year, these added events will create more job opportunities during the months that we need them the most and will improve the quality of life for those of us who live here year-round.

We look forward to your approval of this very important project as it is key to our long-term growth and success.

Sincerely,



Tom Tabler
General Manager, JW Marriott Desert Springs
Chairman, Greater Palm Springs CVB Board of Directors

cc: Jan Harnik, Palm Desert City Council and Greater Palm Springs JPA Executive Committee Member
Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors

Brady, Russell

From: cfoconsultingservices@gmail.com
Sent: Wednesday, April 21, 2021 8:49 AM
To: Brady, Russell
Cc: Maribel Nunez
Subject: Proposed Specific Plan Amendment, Planning Area 11

Good morning,

My name is Jennifer Braun, I am a nonprofit consultant for several nonprofits in the Coachella Valley, as well as a resident of Sky Valley, and unincorporated area of Desert Hot Springs; thus, both a constituent and a representative of several community based organizations serving the disadvantaged communities of Cathedral City, Indio, Coachella, Mecca, Thermal, Oasis, and North Shore.

As a representative of the nonprofits serving these areas, I would like to address the future ramifications this project would have on the communities surrounding this area, and the obvious social injustice that this project carries as it is not supporting the Regional Comprehensive Plan, which calls for infill projects and zoning changes that SUPPORT development and infrastructure in disadvantaged communities, NOT communities that are well above the national poverty levels and already sustaining upscale boutique retail stores.

I have already contacted Maribel Nunez of California Partnership (cc'd in this email), as I believe that the voice of the people needs to be heard on this matter before the money leads the decisions being made on behalf of the people who once again are being dismissed and ignored. It is a project that once again fills the pocket books of the elite and further oppresses the disadvantaged communities that have historically been socially, culturally, academically, and financially disenfranchised in the Coachella Valley since the 1940's. I am requesting that this project NOT be approved for the amendment to the General Plan and I request further EIR studies on the impact this project will have on the surrounding disadvantaged communities' economies and infrastructure that would be further comprised with this zoning addendum.

If you would like to discuss this matter further, please do not hesitate to email or call me during business hours, M-F, 8 a.m. to 5 p.m. I look forward to hearing back from you on this matter.

With warm regards,

Jennifer Braun
Senior Grant Consultant
Caring For Others Nonprofit Consulting
(760) 288-1308
cfoconsultingservices@gmail.com

Brady, Russell

From: Scott Connelly <scottdesert@gmail.com>
Sent: Thursday, April 22, 2021 10:34 PM
To: Brady, Russell
Subject: Northstar Project

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

I am concerned about the environmental impacts that this project may have on the quality of life for the residents and visitors to the Coachella Valley. Air quality, traffic impact, pollution, wastewater management, water and power requirements are some of concerns that this project presents.

I am opposed to the project and urge you to require a new Environmental Impact Statement and not use the one that was created in 2008.

Thank you for your consideration and keeping me advised of any updates and opportunities to submit additional comments.

Scott Connelly
2071 Marguerite St, Palm Springs, CA 92264
760-324-5001



T 510.836.4200
F 510.836.4205

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VIA EMAIL ONLY

April 6, 2021

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**Re: Opposition to Addendum for the Coachella Valley Arena
(Specific Plan No. 343 Amendment No. 2; General Plan Amendment No.
200005; Change of Zone No. 2000025; Plot Plan No. 200021; Tentative Parcel
Map No. 38040)
PLANNING COMMISSION AGENDA ITEM 4.3 (April 7, 2021)**

Dear Honorable Commissioners of Riverside County Planning Commission:

I am writing on behalf of the Supporters Alliance for Environmental Responsibility ("SAFER") and its members living or working in and around Riverside County in opposition to the Addendum to the NorthStar Specific Plan EIR prepared for the proposed Coachella Valley Arena (SP No. 343 Amendment No. 2; GPA No. 200005; CZ No. 2000025; PP No. 200021; TPM No. 38040) ("Arena Project") to be heard as Agenda Item 4.3 at the April 7, 2021 Planning Commission meeting.

SAFER is particularly concerned that the County has prepared an Addendum for the Arena Project based on an environmental impact report ("EIR") prepared 15 years ago for the NorthStar Specific Plan ("North Star SP") which, at the time, did not contemplate anything remotely similar to the proposed Arena Project. Rather than analyzing and mitigating the impacts of the Arena Project in a supplemental EIR, the County has bypassed the procedural and substantive requirements of the California Environmental Quality Act ("CEQA").

As explained below, when a proposed project is not within the scope of a previously

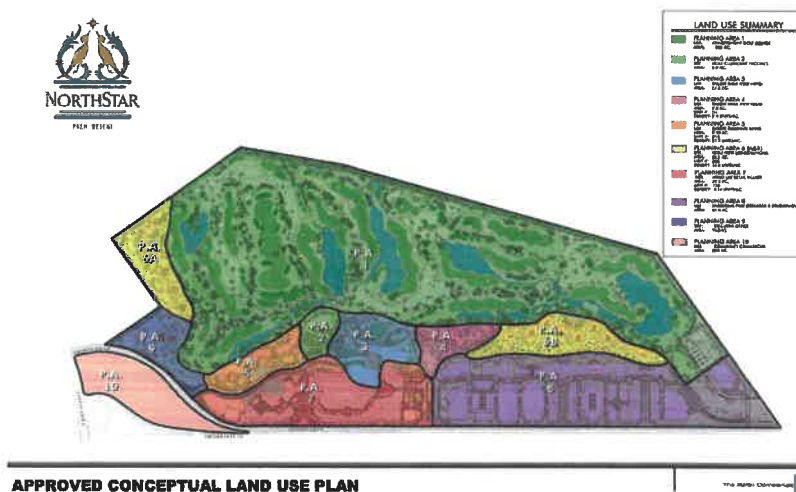
certified programmatic EIR, CEQA requires that a supplemental EIR or mitigated negative declaration (“MND”) be prepared. Due to the fact that the 2006 NorthStar SP EIR did not contemplate, analyze, or mitigate the impacts of a hockey arena with a 10,000-person capacity and hosting over 100 events annually, the current Arena Project is not within the scope of the 2006 EIR. Furthermore, as evidenced by the expert comments submitted herewith by expert wildlife biologist Dr. Shawn Smallwood, Ph.D, and air quality experts Soil Water Air Protection Enterprise (“SWAPE”), CEQA requires that a full supplemental EIR, rather than an MND, be prepared for the Arena Project.

SAFER respectfully requests that the Planning Commission refrain from approving the Arena Project and the Addendum at this time. To comply with CEQA, the County should consider the Arena Project only after a supplemental EIR has been prepared.

BACKGROUND

In 2006, the County certified the EIR for the NorthStar Specific Plan. The NorthStar SP covers 455.75 acres of unincorporated land within the Western Coachella Valley, approximately ½ mile north of the City of Palm Desert. At the time of approval in 2006, the NorthStar SP consisted of ten (10) planning areas allowing for the following uses:

- Planning Area 1- Championship golf course on approximately 240 acres,
- Planning Area 2- Golf clubhouse facilities on approximately 5.9 acres,
- Planning Area 3- Deluxe golf-view hotel on approximately 17.6 acres,
- Planning Area 4- Golf villas on approximately 7.3 acres,
- Planning Area 5- Resort timeshare units on approximately 9.95 acres,
- Planning Area 6- Golf view condominiums on approximately 33.2 acres,
- Planning Area 7- Mixed use retail development on approximately 36.2 acres,
- Planning Area 8- Industrial park uses on approximately 69.6 acres,
- Planning Area 9- Executive office uses on approximately 16 acres, and
- Planning Area 10- Community commercial uses on approximately 20 acres.

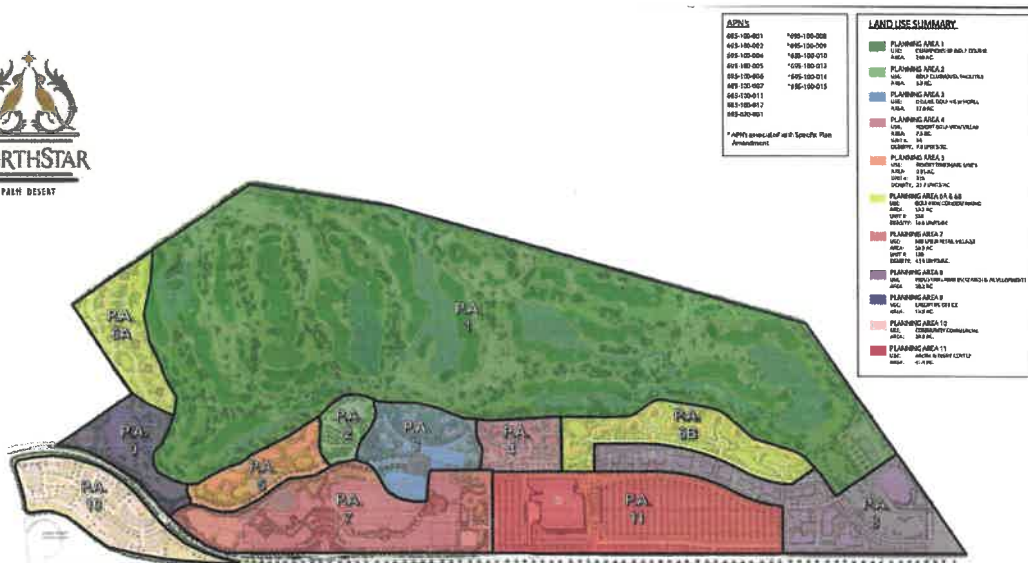


Now, fifteen years after the approval of the NorthStar SP and associated EIR, a new applicant (SoCal Arena Company, LLC) is proposing a massive amendment to the NorthStar SP to allow for the development of new multi-purpose arena, event center, and hockey training facility with practice ice, surface parking, and a retail skate shop on approximately 44.41-acres within the NorthStar SP (“Arena Project”). The Arena would consist of an approximately 260,000 square foot arena event center, an approximately 35,000 square foot hockey training facility, surface parking, and loading areas.

The primary purpose of the Arena Project is to host an American Hockey League (“AHL”) team and provide a venue for other events in the Coachella Valley, including concerts, family shows, other sporting events, cultural events, conferences, and conventions. The Arena would host the following events:

- Up to forty-six (46) annual AHL games with 7,500-9,918 patrons;
- An estimated forty-five (45) annual concerts, with approximately 7,500-11,7000 patrons;
- An estimated thirty-eight (38) annual family shows with 4,000-5,000 patrons;
- An estimated ten (10) non-AHL sporting events with 7,000-10,000 patrons;
- An estimated twenty (20) rental uses of the Arena annually (e.g. conventions, conferences, cultural events) with 800-3,000 patrons.

As shown below, the proposed amendment to the NorthStar SP add a new Planning Area 11 for the Arena and reduce the size of Planning Area 8 and make adjustments to the boundaries of Planning Area 4, 6, and 7 to accommodate the Arena.



PROPOSED CONCEPTUAL LAND USE PLAN

DISCUSSION

I. CEQA's environmental review requirements for later activities under a program EIR do not allow the use of an Addendum for the Arena Project.

The 2006 EIR prepared for the NorthStar SP is a program EIR. The CEQA Guidelines define a "program EIR" as an EIR "prepared on a series of actions that can be characterized as one large project and are related either: (1) Geographically,(2) As logical parts in the chain of contemplated actions, (3) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or (4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways. (14 CCR § 15168.) The 10 separate planning areas of the 2006 NorthStar SP covered a series of separate projects (e.g. the golf course, hotel, industrial, commercial, residential) (1) within the NorthStar SP geographic area, (2) as a chain of contemplated actions under the NorthStar SP, and (3) in connection with the issuance of the NorthStar SP. As such, the 2006 EIR is properly characterized as a program EIR subject to the provisions of CEQA Guidelines section 15168.

Guidelines section 15168 provides the procedure for the use of a program EIR (e.g. the 2006 NorthStar SP EIR) with later activities (e.g. the Arena Project). "Later activities in the program must be examined in light of the PEIR to determine whether an additional environmental document must be prepared." (14 CCR §15168(c)(1).) A program EIR may only serve for subsequent actions "to the extent that it contemplates and adequately analyzes the potential environmental impacts of the project. . . ." (*Center for Sierra Nevada Conservation v. County of El Dorado* (2012) 202 Cal.App.4th 1156, 1171 [citations omitted].) "If a later activity would have *effects* that were not examined in the project EIR, a new initial study would need to be prepared leading to either an EIR or a negative declaration." (14 CCR § 15168(c)(1) [emphasis added].) Notably, as emphasized in the preceding quote, Guidelines section 15168 focuses on "effects" rather than "significant impacts." Furthermore, Guidelines section 15168 does not allow for the use of an addendum, but rather requires an EIR or MND for a later project that is not within the scope of the program EIR.

"Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based on substantial evidence in the record." (14 CCR § 15168(c)(2).) Guidelines section 15168 emphasizes that the analysis contained in the program EIR is largely determinative of whether a subsequent project falls within its scope:

Factors that an agency may consider in making that determination [i.e. that a later activity is within the scope of a program EIR] include, but are not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts, and covered infrastructure, as described in the program EIR. (14 CCR § 15168(c)(2).)

Where there is no evidence that a later project was contemplated at the time of the program EIR or that any site-specific environmental issues related to the later project were

addressed in the program EIR, that later project is not within the scope of the program EIR. (*See NRDC v. City of Los Angeles* (2002) 103 Cal.App.4th 268, 284-85.) When a later project is not within the scope of the program EIR, an initial study followed by “either an EIR or a negative declaration” must be prepared. (14 CCR § 15168(c)(1).)

There can be no doubt that the effects of a minor-league hockey arena were not contemplated whatsoever when the NorthStar SP and EIR were approved in 2006. The allowable land uses in the 10 planning areas of the 2006 NorthStar SP did not include the uses proposed by the Arena Project. The 2006 EIR does not include a project-level review of the Arena Project or any previous version of the Arena Project. The factors identified by Section 15168(c)(2) for determining whether a new activity is within the scope of a program EIR are all conditioned on being “described in the program EIR.” (14 CCR § 15168(c)(2).) These factors include “allowable land use” and “covered infrastructure” described in the EIR. (*Id.*) The 2006 EIR’s description of “allowable land” and “covered infrastructure” not only do not make any reference to a new arena within the NorthStar SP.

Because there is no detail or analysis in the 2006 EIR of the construction and operation of a new arena, there is no substantial evidence that the Arena is within the scope of the 2006 EIR. As such, CEQA Guidelines section 15168 requires the County to prepare at least a negative declaration for the Arena Project. As explained below, even though a negative declaration is permissible under CEQA Guidelines 15168, expert evidence submitted by SAFER establishes a fair argument that a supplemental EIR, rather than a negative declaration, is required for the Arena Project.

II. A supplemental EIR is required for the Arena Project because the Arena Project will result in significant environmental impacts that were not addressed by the 2006 EIR.

Because the Arena Project is not within the scope of the 2006 NorthStar SP EIR, Guidelines section 15168(c)(1) requires that “a new initial study would need to be prepared leading to either an EIR or a negative declaration.” (14 CCR § 15168(c)(1).) In determining whether to prepare an EIR or negative declaration under Guidelines section 15168, the “fair argument test” applies. (*Sierra Club v. Cty. of Sonoma* (1992) 6 Cal.App.4th 1307, 1318.) Under the fair argument test, an EIR must be prepared “whenever it can be fairly argued on the basis of substantial evidence that the project may have a significant environmental impact.” (*Id.* at 1316; *see Friends of Coll. of San Mateo Gardens v. San Mateo Cty. Comm. Coll. Dist.* (2016) 1 Cal.5th 937, 960.)

When an EIR is prepared for a later activity under a program EIR, CEQA allows the project-specific EIR to “tier” off the program EIR. (PRC § 21094.) “[I]f there is substantial evidence in the record that the later project may arguably have a significant adverse effect on the environment which was not examined in the prior program EIR, doubts must be resolved in favor of environmental review and the agency must prepare a new tiered EIR.” (*Sierra Club*, 6 Cal.App.4th at 1319.) The tiered EIR may “incorporate by reference the discussion in any prior

[EIR] and [] concentrate on the environmental effects which (a) are capable of being mitigated, or (b) were not analyzed as significant effects on the environment in the prior [EIR]” (PRC § 21068.5.) A tiered EIR is required if any substantial evidence in the record indicates that a project may have an significant environmental impact—even if contrary evidence exists to support the agency’s decision. (14 CCR § 15064(f)(1); *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 931.) “It is a question of law, not fact, whether a fair argument exists, and the courts owe no deference to the lead agency’s determination.” (*Pocket Protectors*, 124 Cal.App.4th at 928.)

A. The Addendum and 2006 EIR inadequately addresses the Arena Project’s impacts on biological resources.

Expert wildlife biologist Dr. Shawn Smallwood, Ph.D., reviewed the Addendum for the Arena Project as well as the 2006 EIR. Dr. Smallwood’s comment and CV are attached as Exhibit A.

Dr. Smallwood’s associate, Noriko Smallwood, performed a site visit to the Area Project site on April 3, 2021. (Ex. A, p. 1.) Noriko detected “27 species of vertebrate wildlife during her 141 minutes at the site.: (*Id.*) Twelve of the species detected by Noriko had not been identified in the biological surveys prepared for the 2006 EIR or the current Addendum. (*Id.*) Of the 27 species detected by Noriko on April 3, 2021, eight or nine were special-status species, five of which had not been identified in the biological surveys prepared for the 2006 EIR or the current Addendum (*Id.* at p. 2.)

Noriko also observed abundant bird life at the Arena Project site including osprey, Swainson’s hawk (a California threatened species), red-tailed hawk, northern harrier, Costa’s hummingbird, double-crested cormorant, verdin, Gambel’s quail, long-billed curlew and American avocets among other species. (Ex. A, pp. 6-8.) In only 2 hours and 20 minutes, Noriko had more than twice the number of species detected by the Addendum’s biological survey and half the species detected over 13 days and nights in the 2006 EIR’s biological survey.

Dr. Smallwood concluded that since the 2006 EIR (and its associated biological survey conducted in 1997) “changed circumstances relevant to potential impacts to wildlife warrant the preparation of a project-specific EIR.” (Ex. A, p. 8.) Specifically, Dr. Smallwood found that the following factors necessitate the preparation of an EIR:

- (1) biological surveys at the site from 1997 to 2021 reveal an incomplete characterization of the environmental setting, and hence a misleading analysis of impacts;
- (2) wildlife species declined since 1997/2006;
- (3) statues protecting wildlife have been added or changed;
- (4) new research tools and data were developed;
- (5) habitat loss and habitat fragmentation further diminished wildlife over the past 24 years;

- (6) road mortality is better understood, and is particularly relevant in the face of the project's proposed construction of an Arena that would draw audience participants from far and wide; and understanding vastly improved of
- (7) bird-window collision mortality;
- (8) electric line-strike mortality;
- (9) mortality caused by greater energy demand;
- (10) the effects of artificial lighting; and
- (11) cumulative impacts.

1. Incomplete characterization of the environmental setting.

Dr. Smallwood review found that the biological surveys conducted in 1997 for the 2006 EIR and 2021 for the Addendum failed to properly establish the baseline environmental setting for the Project area. (Ex. A, pp. 9-17.) The 1997 biological survey detected 56 vertebrate species of wildlife and the 2021 biological survey detected an addition 3. However, in only 2 hours and 20 minutes on the site, Noriko Smallwood detected an additional *twelve* species. (*Id.* at 9.) As Dr. Smallwood explains, "Given that survey outcomes changed so greatly from [the 1997] survey to [the 2021] survey to Noriko's survey, the Addendum's assertions are readily refuted. Neither the 2006 EIR nor the Addendum have realistically characterized the wildlife community that occurs at the project site."(*Id.* at p. 14.)

Dr. Smallwood also explains that the biological surveys conducted were not detection surveys and "therefore unlikely to provide satisfactory evidence in support of presence or absence determinations of special-status species." (Ex. A, p. 16.) Also, the Addendum's determination of species occurrence likelihoods conflict with the biological surveys and with database records for the area. For example, the Addendum concludes that the northern harrier hawk is absent from the Arena Project site even though Noriko Smallwood observed a northern harrier hawk at the Project site on April 3, 2021. (Ex. A, p. 16; see Photo 9 (Ex. A, p. 6).)

2. Decline of wildlife.

Dr. Smallwood also highlights the severe decline in the North American bird population (a 29% decline in overall abundance over the past 48 years) as a substantial change in circumstance unknown in 2006 when the NorthStar SP EIR was approved. (Ex. A, p. 17.) Based on this decline and, as discussed above, the inadequacy of the biological surveys conducted for the Arena Project and 2006 EIR, "a project-specific EIR is necessary to properly address the Project's direct and cumulative impacts on birds." (*Id.*)

3. Change in conservation status of species

In the time since the NorthStar SP was approved in 2006, the conservation status of species detected at the Project site has changed. (Ex. A, pp. 17-18.) For example, the Costa's hummingbird, which is now listed as a Species of Conservation Concern, has been found on the site by surveys in 1997 and 2021. (*Id.*) However, the Costa's hummingbird was not listed as a special-status species in 2006 when the NorthStar SP EIR was approved. (*Id.*) Similarly, the

yellow warbler, Nuttall's woodpecker, and Bell's sage sparrow were all listed as Species of Conservation Concern after approval of the 2006 EIR. (*Id.* at pp. 17-18.) Furthermore, California law now requires protections to birds protected by the federal Migratory Bird Treaty Act, which covers "most of the bird species documented at or near the project site, as well as most of the birds recently reported on eBird." (*Id.* at p. 18.)

4. New research tools and data.

Dr. Smallwood notes that, since the 2006 EIR, there has been a "proliferation in use of electronic data bases . . . These data bases have rapidly added to the scientific body of knowledge on the distribution of wildlife species." (Ex. A, p. 18.) According to eBird and iNaturalist records, 81 special-status species of wildlife have been detected nearby or within the region of the project site. (*Id.*) These databases, which were not available when the 2006 EIR was prepared, indicate that "the site is inherently rich in wildlife and it is rich in special-status species of wildlife." (*Id.*) Dr. Smallwood concluded that "[g]reater use of the new tools and data are needed to appropriately analyze the project's potential impacts to wildlife" and therefore, "[a] new project-specific EIR is warranted." (*Id.*)

5. Habitat loss and fragmentation.

Given the changes to the landscape of the Coachella Valley since 1997, Dr. Smallwood concludes that "the Addendum is not credible in its assertions that no substantial changes have occurred with the environmental setting and potential impacts to biological resources since the 2006 EIR." (Ex. A, p. 18.) Dr. Smallwood explains that since the 2006 EIR, "large tracts of open space have been lost to wildlife" in the vicinity of the Arena Project. (*Id.* at 20.) Dr. Smallwood calculates that the Arena Project would cause significant impacts to birds (105,940 birds lost over the next century) due to the loss of terrestrial habitat. (*Id.* at 21.) However, the Addendum failed to address or analyze the changed circumstance of habitat fragmentation and the resulting impact on wildlife. (*Id.* at 20-21.)

The Addendum also fails to mention that the Coachella Valley itself is a well-known wildlife movement corridor. (Ex. A, p. 21.) The Addendum improperly focuses on whether wildlife corridors intersect the Arena Project site. However, CEQA requires that impacts to wildlife movement be analyzed regardless of the movement is channeled by a corridor. (*Id.*) Dr. Smallwood concludes that an EIR is required to properly analyze the Project's impacts on wildlife movement because "[t]he project would cut wildlife off from stopover and staging opportunities, forcing volant wildlife to travel even farther between remaining patches of stopover refugia." (*Id.*)

6. Road Mortality.

Dr. Smallwood noted that the impacts of wildlife mortality from traffic generated by the Arena Project and NorthStar SP were not addressed in the Addendum or 2006 EIR. (Ex. A, p. 21.) According to the Addendum, the Arena Project would result in 21,323,770 vehicle miles

traveled annually. Dr. Smallwood estimates that collisions with vehicles as a result of the Arena Project would kill 43,056 birds annually (over 2 million birds over 50 years of project operations). (*Id.*, p. 23.) Especially due to the special-status bird species likely to occur at or near the Arena Project, these collisions represent a significant impact to wildlife that has not been addressed, discussed, or mitigated in the Addendum or 2006 EIR.

Dr. Smallwood suggests mitigation measures that would reduce the impact due to vehicle collisions. (Ex. A, p. 29.) Because this significant impact or feasible mitigation measures have not been considered by the County in the Addendum or 2006 EIR, the County must address this impact in an EIR.

7. Window Collisions.

Based on the Arena's design depicted in the Addendum, the Arena includes extensive glass panels. Dr. Smallwood notes that bird fatality from collision with glass surfaces is a well-documented problem, that neither the Addendum nor 2006 EIR discussed the issue. Dr. Smallwood calculated that the glass facades of the Arena would result in 21 bird deaths per year (Ex. A, p. 24.) Especially due to the special-status species in the Project area, Dr. Smallwood's analysis indicates the impact to birds with from collision with glass is a significant impact, unmitigated by the Addendum or 2006 EIR. (*Id.*)

Dr. Smallwood suggests a number of mitigation measures that would reduce the impact from window collisions. (Ex. A, pp. 29-30.) Because this significant impact or feasible mitigation measures have not been considered by the County in the Addendum or 2006 EIR, the County must address this impact in an EIR.

8. Line-strike mortality.

Dr. Smallwood noted that the impacts of electric line-strikes to wildlife were not addressed in the Addendum or 2006 EIR. (Ex. A, p. 25.) The Arena Project includes a 1,600-foot extension of electrical circuit line north from Cook Street, but the Addendum does not analyze the extension's impact on birds. Dr. Smallwood calculated that the circuit line extension would cause 55 bird fatalities per year. Especially due to the special-status species in the Project area, Dr. Smallwood's analysis indicates the impact to birds with from line-strikes is a significant impact, unmitigated by the Addendum or 2006 EIR. (*Id.*)

9. Impacts to wildlife from increased energy demand.

Based on the energy information available in the Addendum, Dr. Smallwood calculated that the Arena Project would require 2.4 MW of offsite energy generation, which in the upcoming years will be all renewable. (Ex. A, p. 27.) Dr. Smallwood calculated that the impacts to wildlife from renewable energy projects serving the Arena Project would kill 51 birds and 2 bats annually. (*Id.* at p. 28.) This impact is not discussed, disclosed, or analyzed in the Addendum or 2006 EIR.

10. Artificial lighting.

Although the 2006 EIR includes a mitigation measure to cast outdoor lighting down and away from the Coachella Valley Preserve, the Addendum's depiction of the Arena Project shows considerable light being cast toward the Preserve. (Ex. A, p. 28.) Dr. Smallwood notes, "The excess light cast from the Arena could penetrate the Preserve, illuminating surface areas normally traversed by nocturnal wildlife that rely on darkness for stealth. Penetrating light would also generate stark light/shadow contrasts that can be confusing to wildlife." (*Id.*) Neither the Addendum nor the 2006 EIR addressed this potential impact to wildlife from artificial lighting.

11. Cumulative Impacts.

Dr. Smallwood found the Addendum's discussion of cumulative impacts to wildlife to be inadequate because it was "based on the unfounded assumption that the disturbed environmental setting precludes occurrences of special-status species of wildlife." (Ex. A, p. 29.) However, as discussed above, the Addendum (and 2006 EIR) relied on a faulty environmental baseline, ignored changes in protection status for species, ignored habitat loss and fragmentation, and ignored the impacts from vehicles, glass surfaces, and power lines. Dr. Smallwood concluded that without an adequate analysis of the Arena Project's impacts on wildlife, the Addendum's conclusions as to the Arena's Project's cumulative impacts are unfounded.

B. The Addendum and 2006 EIR inadequately addresses the Arena Project's impacts on air quality.

Matt Hagemann, P.G., C.Hg., and Dr. Paul E. Rosenfeld, Ph.D., of the environmental consulting firm SWAPE reviewed the Addendum's analysis of the Arena Project's impacts on air quality. SWAPE's comment letter and CVs are attached as Exhibit B.

1. The Addendum underestimated the Arena Project's emissions.

SWAPE found that the Addendum underestimated the Project's emissions and therefore cannot be relied upon to determine the significant of the Project's air quality impacts. The Addendum relies on emissions calculated from the California Emissions Estimator Model Version CalEEMod.2016.3.2 ("CalEEMod"). (Ex. B, p. 1) This model, which is used to generate a project's construction and operational emissions, relies on recommended default values based on site specific information related to a number of factors (*Id.*, pp. 1-2.) CEQA requires that any changes to the default values must be justified by substantial evidence. (*Id.*)

SWAPE reviewed the Project's CalEEMod output files and found that the values input into the model were inconsistent with information provided in the Addendum. (Ex. A, p. 2.) This results in an underestimation of the Project's emissions. (*Id.*) As a result, the Addendum's air quality analysis cannot be relied upon to compare the Project's impacts to the impacts analyzed in the 2006 EIR.

Specifically, SWAPE found that the following values used in the Addendum’s air quality analysis were either inconsistent with information provided in the Addendum or otherwise unjustified:

1. Incorrect Land Use Type (Ex. B, pp. 2-3.)
2. Underestimated Parking Land Use Size (Ex. B, p. 3.)
3. Unsubstantiated Construction Phase Lengths (Ex. B, pp. 4-5.)
4. Unsubstantiated Changes to Off-Road Equipment HP Values (Ex. B, pp. 5-6.)
5. Unsubstantiated Changes to Gas Fireplace Values (Ex. B, p. 6.)
6. Improper Application of Tier 4 Final Mitigation Measure (Ex. B, pp. 6-9.)
7. Improper Application of Operational Mitigation Measure (Ex. B, pp. 9-11.)

As a result of these errors in the Addendum, the Project’s construction and operational emissions are underestimated and cannot be relied upon to determine the significance of the Project’s air quality impacts nor relied upon to compare the Project’s impacts to the 2006 EIR.

2. The Arena Project will result in a potentially significant air quality impact.

In an effort to accurately determine the proposed Arena Project’s construction and operational emissions, SWAPE prepared an updated CalEEMod model that includes more site-specific information and correct input parameters, as provided by the DEIR. (Ex. B, p. 11.) SWAPE included “all proposed land use types and sizes as described by the Addendum; omitted the unsubstantiated changes to the individual construction phase lengths, off- road construction equipment horsepower values, and gas fireplaces; and excluded the unsubstantiated construction-related and operational mitigation measures.” (*Id.*) SWAPE’s updated model found that Arena Project’s construction-related NO_x as well as operational VOC, NO_x, CO, PM₁₀, and PM_{2.5} emissions, exceeded the applicable SCAQMD thresholds of the South Coast Air Quality Management District (“SCAQMD”).

Construction-Related Emissions:

Model	NO _x
Addendum Construction	53
SWAPE Construction	134
% Increase	152%
SCAQMD Regional Threshold (lbs/day)	75
Threshold Exceeded?	Yes

Operational Emissions:

Model	VOC	NO _x	CO	PM ₁₀	PM _{2.5}
Addendum Operation	123	237	625	153	43
SWAPE Operation	127	437	709	239	67
% Increase	3%	85%	13%	56%	55%
SCAQMD Regional Threshold (lbs/day)	55	55	550	150	55
Threshold Exceeded?	Yes	Yes	Yes	Yes	Yes

SWAPE's updated model demonstrates that the Project would result in a potentially significant air quality impact that was not previously identified or addressed in the Addendum. Furthermore, SWAPE's updated model indicated that the Arena Project will have significant environmental impacts not identified or mitigated by the 2006 EIR. As such, an EIR is required to address and mitigate the Arena Project's air quality impacts.

3. The Addendum inadequately analyzed the Arena Project's impact on human health due to emissions of diesel particulate matter.

The Addendum concluded that the Arena Project would not pose a significant health impact, but failed to include a quantified construction or operational health risk assessment ("HRA"). (Ex. B., p. 12.) As SWAPE noted, "the Addendum fails to quantitatively evaluate the Project's construction-related and operational toxic air contaminant ("TAC") emissions or make a reasonable effort to connect these emissions to potential health risk impacts posed to nearby existing sensitive receptors." (*Id.*) The Project will generate approximately 39,275 daily vehicle trips with sellout concerts and hockey games scattered throughout the year. Yet, the Addendum failed to indicate or discuss the concentration of Project-generated DPM that would trigger adverse health effects. (*Id.*)

Additionally, the failure of the Addendum to provide a quantified HRA is inconsistent with the most recent guidance of the Office of Environmental Health Hazard Assessment ("OEHHA"). OEHHA recommends that all short-term projects lasting at least two months (e.g. the Arena Project's 20-month construction schedule) be evaluated for cancer risks to nearby sensitive receptors. (Ex. B, p. 13.) OEHHA also recommends that exposure from projects lasting more than 6 months (e.g. the Arena's future years of operation) be evaluated for the duration of the project and recommends that an exposure duration of 30 years be used to estimate individual cancer risk for the maximally exposed individual resident ("MEIR"). (*Id.*)

Lastly, by failing to provide a quantified HRA for the Arena Project, the Addendum fails to compare the excess health risk impact to the applicable SCAQMD threshold of 10 in one million and lacks evidence to support its conclusion that the health risk would be under the threshold. (Ex. B, p. 12.)

2. The Arena Project will result in a potentially significant impact to human health from emissions of diesel particulate matter.

SWAPE prepared a screening-level health risk assessment ("HRA") to evaluate potential DPM impacts from the construction and operation of the Project. (Ex. B, pp. 13-17.) SWAPE used AERSCREEN, the leading screening-level air quality dispersion model. (*Id.* at p. 13.) SWAPE used a sensitive receptor distance of 500 meters and analyzed impacts to individuals at different stages of life based on OEHHA and SCAQMD guidance. (*Id.* at pp. 14-16.)

SWAPE found that the excess cancer risk for adults, children, infants, and third-

trimester gestations at the closest sensitive receptor located approximately 500 meters away, over the course of Project construction and operation, are approximately 18, 160, 63, and 2.5 in one million in one million, respectively. (Ex. B, p. 16.) Moreover, SWAPE found that the excess cancer risk over the course of a residential lifetime is approximately 240 in one million. (*Id.*) Thus, the infant, child, adult, and lifetime cancer risks all exceed the SCAQMD threshold of 10 in one million. Even with a less-conservative model that does not include the recommended age sensitivity factors, SWAPE still found that the child, adult, and lifetime cancer risks exceeded the SCAQMD threshold.

SWAPE's analysis indicated that the County must prepare an EIR for the Arena Project with a quantified HRA in order to connect the Project's air quality emissions and the potential health risks posed to nearby receptors and to compare the impacts to those analyzed in the 2006 EIR.

C. The Addendum inadequately addresses the Arena Project's impacts on greenhouse gases.

The Addendum concluded that the Arena Project would result in net annual greenhouse gas ("GHG") emissions of 83,442 metric tons of carbon dioxide equivalents per year ("MT CO₂e/year"). (Ex. B, p. 17.) The County's Climate Action Plan ("CAP") sets a threshold of 3,000 MT CO₂e/year. However, the CAP includes screening tables with measures to reduce the emissions of GHGs. According to the CAP, a project that implements "100 points of mitigation measures from the Screening Tables" have a less than significant GHG impact. (*Id.* at p. 18.)

Although the Addendum concluded that the Arena Project would satisfy 100 points from the CAP's screening tables, SWAPE found that the Addendum provided inadequate explanations for many of the measures. (*Id.* at pp. 18-20.) For example, the Addendum concludes that the Project would satisfy measure EE10.A.2 (Windows) by stating, "The proposed Arena would satisfy this measure by providing enhanced window insulation." (Addendum, p. 124). However, as SWAPE notes, window insulation is not included as a mitigation measure for the Project and therefore cannot be relied upon to necessarily reduce the Project's GHG emissions. (Ex. B, p. 19.) As another example, the Addendum concludes that the Project would satisfy measure EE10.A.4 (Air Infiltration) by stating, "The proposed Arena would satisfy this measure" (Addendum, p. 124). However, as SWAPE notes, the Addendum fails to explain how the Project would satisfy the measure or provide information regarding the specific actions that would be required in order to implement the measure. (Ex. B, p. 20.)

Accordingly, SWAPE concluded that "the Addendum's screening table analysis, as well as the subsequent less-than-significant GHG impact conclusion, should not be relied upon." (Ex. B, p. 20.)

CONCLUSION

The County's use of an Addendum to approve the Arena Project violates CEQA. The

Addendum is not appropriate because the 2006 NorthStar SP EIR did not contemplate the development of an arena and, therefore, the Arena Project is not within the scope of the 2006 EIR. Pursuant to CEQA, the County should have prepared an EIR or negative declaration for the Arena Project. Due the Arena Project's potential significant impacts to wildlife, air quality, human health, and greenhouse gas emissions, the County should prepare an EIR for the Arena Project tiered from the 2006 EIR prior to approval of the Project.

As such, SAFER respectfully requests that the Planning Commission refrain from approving the Addendum and Specific Plan amendment at this time. Rather, SAFER respectfully requests that the Arena Project be sent back for review under the tiering provisions of CEQA to to prepare an instead of an Addendum for the Project.

Sincerely,



Brian B. Flynn
Lozeau Drury LLP

EXHIBIT A

Shawn Smallwood, PhD
3108 Finch Street
Davis, CA 95616

Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92502

5 April 2021

RE: Coachella Valley Arena

To Whom It May Concern,

I write to comment on the Addendum to the 2006 Northstar Specific Plan FEIR (County of Riverside 2006, 2021), which I understand addresses potential impacts of the proposed Coachella Valley Arena on 44.41 acres and the extension of an electrical circuit at the north end of Cook Street near Thousand Palms, California.

My qualifications for preparing expert comments are the following. I hold a Ph.D. degree in Ecology from University of California at Davis, where I subsequently worked for four years as a post-graduate researcher in the Department of Agronomy and Range Sciences. My research has been on animal density and distribution, habitat selection, interactions between wildlife and human infrastructure and activities, conservation of rare and endangered species, and on the ecology of invading species. I authored numerous papers on special-status species issues. I served as Chair of the Conservation Affairs Committee for The Wildlife Society – Western Section. I am a member of The Wildlife Society and the Raptor Research Foundation, and I've been a part-time lecturer at California State University, Sacramento. I was Associate Editor of wildlife biology's premier scientific journal, *The Journal of Wildlife Management*, as well as of *Biological Conservation*, and I was on the Editorial Board of *Environmental Management*. I have performed wildlife surveys in California for thirty-five years, including at many proposed project sites. My CV is attached.

SITE VISIT

Noriko Smallwood, a wildlife biologist pursuing a Master's Degree at California State University Los Angeles, visited the site of the proposed project 06:59 to 09:20 hours on 3 April 2021 (Photos 1-3). She walked the site's perimeter, stopping to scan for wildlife with binoculars. The sky was clear, winds moderate, and temperatures 70-84° F.

Noriko detected >94 members of 27 species of vertebrate wildlife during her 141 minutes at the site (Table 1). Combined with the earlier surveys of Cornett (1997) and ELMT (2021), 71 species of vertebrate wildlife have been detected on the Northstar Specific Plan area by professional biologists, including 12 that Noriko added to the list of species that were earlier detected by Cornett and ELMT.



Photos 1-3. View east from the proposed new electrical circuit line at the north end of Cook Street (top), view west of the proposed Arena site (middle), and view of the area undergoing sprinkler irrigation (see pipe) on the proposed Arena site (bottom). Photos by Noriko Smallwood, 3 April 2021.

Noriko detected 8 to 9 special-status species, depending on whether the lizard she photographed in the bill of a common raven was a Coachella Valley fringe-toed lizard (Photos 4 and 5). (The length and width and of the lizard's tail, its wide abdomen, its light-colored ventral surface, and its leg-length resemble attributes of Coachella Valley fringe-toed lizard.) Five of the special-status species detected by Noriko had not previously been detected by professional biologists who surveyed the site.

Table 1. Species of wildlife observed (X) by James Cornett (JC) in Fall 1997, by ELMT's biologist on 2 February 2021, and by Noriko Smallwood (NS) during 06:59 to 09:20 hours on 3 April 2021 at the proposed Coachella Valley Arena site. The Cornett surveys spanned 13 dates across all 463 acres of the Northstar Specific Plan area.

Species	Scientific name	Status ¹	JC	ELMT	NS
Desert banded gecko	<i>Coleonyx variegatus variegatus</i>		X		
Desert iguana	<i>Dipsosaurus d. dorsalis</i>		X		X
Zebra-tailed lizard	<i>Callisaurus draconoides rhodostictus</i>		X		
Southern sagebrush lizard	<i>Sceloporus graciosus vandenburgianus</i>			X	
Western long-tailed brush lizard	<i>Urosaurus graciosus graciosus</i>		X		
Coachella Valley fringe-toed lizard	<i>Uma inornata</i>	FT, CE	X		?
Side-blotched lizard	<i>Uta stansburiana</i>		X		
Great Basin whiptail	<i>Aspidoscelis t. tigris</i>		X		
Desert glossy snake	<i>Arizona elegans eburnata</i>		X		
Mohave shovel-nosed snake	<i>Chionactis occipitalis</i>		X		
Red racer	<i>Coluber flagellum piceus</i>		X		
California kingsnake	<i>Lampropeltis californiae</i>		X		
Spotted leaf-nosed snake	<i>Phyllorhynchus decurtatus</i>		X		
Gopher snake	<i>Pituophis catenifer</i>		X		
Long-nosed snake	<i>Rhinocheilus lecontei</i>		X		
Colorado Desert sidewinder	<i>Crotalus cerastes laterorepens</i>		X		
Brahminy blindsnake	<i>Indotyphlops braminus</i>		X		
Double-crested cormorant	<i>Phalacrocorax auritus</i>				X
Mallard	<i>Anas platyrhynchos</i>	TWL			X
American avocet	<i>Recurvirostra americana</i>				X
Long-billed curlew	<i>Numenius americanus</i>				X
Gambel's quail	<i>Callipepla gambelii</i>		X		X
Osprey	<i>Pandion haliaetus</i>				X
Turkey vulture	<i>Cathartes aura</i>				
Red-tailed hawk	<i>Buteo jamaicensis</i>		X		X
Swainson's hawk	<i>Buteo swainsoni</i>		X		X
Northern harrier	<i>Circus cyaneus</i>				X
American kestrel	<i>Falco sparverius</i>		X		

Prairie falcon	<i>Falco mexicanus</i>			X			
Mourning dove	<i>Zenaidura macroura</i>			X		X	X
Rock pigeon	<i>Columba livia</i>		Non-native	X			X
Eurasian collared-dove	<i>Streptopelia decaocto</i>		Non-native			X	
Greater roadrunner	<i>Geococcyx californianus</i>			X			
Barn owl	<i>Tyto alba</i>		FGC 3503-5	X			
Lesser nighthawk	<i>Chordeiles acutipennis</i>			X			
Common poorwill	<i>Phalaenoptilus nuttallii</i>			X			
Costa's hummingbird	<i>Calypte costae</i>		BCC	X		X	X
Black phoebe	<i>Sayornis nigricans</i>			X			
Say's phoebe	<i>Sayornis saya</i>			X			
Loggerhead shrike	<i>Lanius ludovicianus</i>		BCC, SSC2	X			
European starling	<i>Sturnus vulgaris</i>		Non-native	X		X	
Common raven	<i>Corvus corax</i>			X		X	X
Verdin	<i>Auriparus flaviceps</i>			X		X	X
Northern mockingbird	<i>Mimus polyglottos</i>			X			X
Tree swallow	<i>Tachycineta bicolor</i>						X
Cliff swallow	<i>Petrochelidon pyrrhonota</i>						X
Black-throated sparrow	<i>Amphispiza bilineata</i>			X			
White-crowned sparrow	<i>Zonotrichia leucophrys</i>					X	X
Oregon vesper sparrow	<i>Pooecetes gramineus affinis</i>		SSC2				X
Abert's towhee	<i>Pipilo aberti</i>			X			
Western meadowlark	<i>Sturnella neglecta</i>						X
Brewer's blackbird	<i>Euphagus cyanocephalus</i>			X			
House finch	<i>Carpodacus mexicanus</i>			X		X	X
Lesser goldfinch	<i>Carduelis psaltria</i>						X
House sparrow	<i>Passer domesticus</i>		Non-native	X			X
Pallid bat	<i>Antrozous pallidus</i>		SSC, WBWG H	X			
Hoary bat	<i>Lasiurus cinereus</i>		WBWG M	X			
California myotis	<i>Myotis californicus</i>			X			
Canyon bat	<i>Parastrellus hesperus</i>			X			
Mexican free-tailed bat	<i>Tadarida brasiliensis</i>			X			
Black-tailed jackrabbit	<i>Lepus americanus</i>			X			

Desert cottontail	<i>Sylvilagus audubonii</i>				X	
California ground squirrel	<i>Otospermophilus beecheyi</i>				X	
Palm Springs round-tailed ground squirrel	<i>Xerospermophilus tereticaudus chlorus</i>		SSC		X	
Botta's pocket gopher	<i>Thomomys bottae</i>				X	X
Long-tailed pocket mouse	<i>Perognathus formosus</i>				X	X
Desert kangaroo rat	<i>Dipodomys deserti</i>				X	X
Cactus mouse	<i>Peromyscus eremicus</i>				X	
Deer mouse	<i>Peromyscus maniculatus</i>				X	
House mouse	<i>Mus musculus</i>			Non-native	X	
Coyote	<i>Canis latrans</i>				X	X

¹ See footnote 1 of Table 2 for definitions of terms under Status.



Photos 4 and 5. Common raven carrying a prey item which resembles Coachella Valley fringe-towed lizard, 3 April 2021. Photos by Noriko Smallwood.

Noriko also detected osprey and Swainson's hawk – a California threatened species (Photos 6 and 7), red-tailed hawk and northern harrier (Photos 8 and 9), Costa's hummingbird and double-crested cormorant (Photos 10 and 11), verdin and Gambel's quail (Photos 12 and 13), and long-billed curlew and American avocets (Photos 14 and 15) among other species. Her visit was busy with wildlife observations, having detected more than twice the number of species detected by ELMT in February 2021, and half the species Cornett detected over 13 days and nights in Fall 1997.



Photos 6 and 7. Osprey (left) and Swainson's hawk (right) on the project site, 3 April 2021. Photos by Noriko Smallwood.



Photos 8 and 9. Red-tailed hawk (left) and northern harrier (right), 3 April 2021. Photos by Noriko Smallwood.



Photos 10 and 11. Costa's hummingbird (left) and double-crested cormorant (right) at the project site, 3 April 2021. Photos by Noriko Smallwood.



Photos 12 and 13. Verdin (left) and Gambel's quail (right) on the project site, 3 April 2021. Photos by Noriko Smallwood.

Photo 14. Long-billed curlews (right) over the project site, 3 April 2021. Photo by Noriko Smallwood.



Photo 15. *American avocets (right) over the project site, 3 April 2021. Photo by Noriko Smallwood.*



POTENTIAL BIOLOGICAL IMPACTS

According to the Addendum (2021:72), “a biological impact assessment was performed that substantiated that the property does not have significant biological resources.” And, “It is assumed no biological resources exist on the Project Site due to this constant disturbance [by grading and importation of fill soil].” The Addendum adds that the 1,600-foot extension of the electrical circuit at the north of Cook Street would cause no biological impacts because a dirt road disturbs the habitat there. The Addendum (2021:75) also claims, “...EIR No. 470 stated no native habitat existed prior to development and none will be on site after construction.” None of these claims comport with the findings of biological surveys prior to construction nor more recently. Table 1 includes 71 species of vertebrate wildlife, 16 of which are special-status species and 2 of which are listed species.

The 2021 Addendum characterizes its findings of potential project impacts as of no substantial change from the analysis in the 2006 EIR. The Addendum (p. 77) concludes, “...implementation of the proposed Project, would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.” However, biological surveys in support of the Addendum helped to reveal the inadequacy of the surveys and analysis performed in support of the 2006 EIR, and which remain through the 2021 Addendum (see below). Inadequate consideration is given to new information on biological resources since the 2006 EIR, nor to impacts caused by new or changed project features. Before considering the changes to the project, it is important to consider the changes in circumstances that warrant a more substantial environmental review.

Since the 1997 biological survey and since the 2006 EIR, changed circumstances relevant to potential impacts to wildlife warrant the preparation of a project-specific EIR. These changes include (1) biological surveys at the site from 1997 to 2021 reveal an incomplete characterization of the environmental setting, and hence a misleading analysis of impacts; (2) wildlife species declined since 1997/2006; (3) statues protecting wildlife have been added or changed; (4) new research tools and data were developed;

(5) habitat loss and habitat fragmentation further diminished wildlife over the past 24 years; (6) road mortality is better understood, and is particularly relevant in the face of the project's proposed construction of an Arena that would draw audience participants from far and wide; and understanding vastly improved of (7) bird-window collision mortality; (8) electric line-strike mortality; (9) mortality caused by greater energy demand, and (10) the effects of artificial lighting. Given the long list of special-status species known or suspected to use the site of the proposed project (Table 2), these and other changes in circumstances are all the more in need of a project-specific EIR. A reasonable argument can be made for the need to prepare a new project-specific EIR to appropriately analyze potential impacts and formulate mitigation measures.

(1) Incomplete characterization of the environmental setting

One biological consultant visited the project site on in Fall 1997 to survey for wildlife. He implemented multiple methods to survey 463 acres during daytime and nighttime hours over 13 days. In performing his reconnaissance-level surveys, Cornett (1997) provided vastly more survey effort than consultants typically provide for proposed projects these days. As an example, wildlife occurring around the proposed circuit extension off of Cook Street were surveyed by a botanist on a single date, but starting and ending his survey at unreported times of the day (ELMT 2021). The ELMT survey was worse than uninformative; it was misleading in its implication that its meager survey effort had characterized the wildlife community of the area. But even Cornett's (1997) commendable survey would not qualify as a detection survey for any particular special-status species. Cornett's survey was still merely a reconnaissance-level survey.

Detection surveys are designed by species' experts to, at reasonable cost, provide the best chance for detecting the targeted species by applying the methods and survey effort most likely to detect the species if it is indeed present. The objectives of detection surveys are to (1) support negative findings of species when appropriate, (2) inform preconstruction surveys to improve their efficacy, (3) estimate project impacts, and (4) inform compensatory mitigation and other forms of mitigation. An example of a detection survey protocol is CDFW (2012), which is directed towards burrowing owls. CDFW (2012) improved on 1994 guidelines, and like the detection survey protocols for most other special-status species, did not exist in 1997-2006. Detection surveys should have been implemented to inform the Addendum, but they were not.

Cornett's (1997) survey effort detected 56 vertebrate species of wildlife. ELMT (2021) added 3 species, and Noriko Smallwood added another 12 species in only 2 hours and 21 minutes at the site. The differences in reconnaissance-level survey outcomes could have resulted from different species being available for detection in different seasons and different years, or they could have resulted from different times of day or different levels of skill, or they could have resulted from changes to the site or the surrounding landscape. Whatever the reasons for the differences, the differences reveal the weakness of relying on any single reconnaissance-level survey for characterizing the baseline environmental setting. In fact, the results of a single survey qualify as an absurdly thin empirical foundation for characterizing the environmental setting of a proposed project.

Table 2. Occurrence likelihoods of wildlife species at the project site, as determined by the 2021 Addendum and as indicated by eBird/iNaturalist records and survey findings of Cornett (1997) and Noriko Smallwood's survey in 2021, and whether species are covered by the incidental take permit of the Coachella Valley multispecies HCP.

Common name	Species name	Status ¹	Occurrence likelihoods		CVMS HCP cover
			2021 Addendum	eBird/iNaturalist/Cornett/Smallwood	
Coachella Valley fringe-towed lizard	<i>Uma inornata</i>	FT, CE	Mod	On site	Yes
Brant	<i>Branta bernicla</i>	SSC2		Nearby	
Redhead	<i>Aythya americana</i>	SSC3		Recent near	
Common loon	<i>Gavia immer</i>	SSC		Nearby	
American white pelican	<i>Pelicanus erythrorhynchos</i>	SSC1		Onsite; recent near	
Double-crested cormorant	<i>Phalacrocorax auritus</i>	TWL		On site	
White-faced ibis	<i>Plegadis chihi</i>	TWL		Adjacent	
Long-billed curlew	<i>Numenius americanus</i>	BCC, TWL		On site	
California gull	<i>Larus californicus</i>	TWL		Adjacent	
Caspian tern	<i>Hydroprogne caspia</i>	TWL		Nearby	
Turkey vulture	<i>Cathartes aura</i>	FGC 3503.5		On site	
Golden eagle	<i>Aquila chrysaetos</i>	BGEPA, CFP		Nearby	
Bald eagle	<i>Haliaeetus leucocephalus</i>	BGEPA, BCC, CE		Nearby	
Osprey	<i>Pandion haliaetus</i>	FGC 3503.5, TWL		On site	
Red-tailed hawk	<i>Buteo jamaicensis</i>	FGC 3503.5		On site	
Swainson's hawk	<i>Buteo swainsoni</i>	CT, FGC 3503.5		On site	
Red-shouldered hawk	<i>Buteo lineatus</i>	FGC 3503.5		Recent near	
Ferruginous hawk	<i>Buteo regalis</i>	TWL, FGC 3503.5		Nearby	
Northern harrier	<i>Circus cyaneus</i>	SSC3, FGC 3503.5	Absent	On site	
White-tailed kite	<i>Elanus leucurus</i>	CFP, FGC 3503.5		Nearby	
Sharp-shinned hawk	<i>Accipiter striatus</i>	TWL, FGC 3503.5	Mod	Recent near	
Cooper's hawk	<i>Accipiter cooperi</i>	TWL, FGC 3503.5	Mod	Adjacent; recent near	
American kestrel	<i>Falco sparverius</i>	FGC 3503.5		On site	
Merlin	<i>Falco columbarius</i>	FGC 3503.5		Recent near	

Common name	Species name	Status ¹	Occurrence likelihoods		CVMS HCP cover
			2021 Addendum	eBird/ iNaturalist/ Cornet t/ Smallwood	
Prairie falcon	<i>Falco mexicanus</i>	BCC, FGC 3503.5	Low	On site	
Peregrine falcon	<i>Falco peregrinus</i>	BCC, CFP, FGC 3503.5		Adjacent; recent near	
Barn owl	<i>Tyto alba</i>	FGC 3503.5		On site	
Great-horned owl	<i>Bubo virginianus</i>	FGC 3503.5		Recent near	
Long-eared owl	<i>Asio otus</i>	SSC		Recent near	
Western screech-owl	<i>Megascops kennicottii</i>	FGC 3503.5		Nearby	
Burrowing owl	<i>Athene cucularia</i>	BCC, SSC2, FGC 3503.5	Absent	Adjacent	Yes
Vaux's swift	<i>Chaetura vauxi</i>	SSC2	Absent	Adjacent	
Costa's hummingbird	<i>Calypte costae</i>	BCC	Present	On site	
Nuttall's woodpecker	<i>Picoides nuttallii</i>	BCC		Nearby	
Lewis's woodpecker	<i>Melanerpes lewis</i>	BCC		Nearby	
Cactus wren	<i>Campylorhynchus brunneicapillus</i>	BCC		Recent near	
Horned lark	<i>Eremophila alpestris actia</i>	TWL	Low	Adjacent	
Southwestern willow flycatcher	<i>Empidonax traillii eximius</i>	FE, CE	Absent	In region	Yes
Willow flycatcher	<i>Empidonax traillii</i>	BCC, CE		Nearby	
Olive-sided flycatcher	<i>Contopus cooperi</i>	SSC2	Absent	Nearby	
Vermilion flycatcher	<i>Pyrocephalus rubinus</i>	SSC2		Adjacent; recent near	
Purple martin	<i>Progne subis</i>	SSC2		In region	
Loggerhead shrike	<i>Lanius ludovicianus</i>	BCC, SSC2	High	On site	
Oak titmouse	<i>Baeolophus inornatus</i>	BCC		Nearby	
Black-tailed gnatcatcher	<i>Polioptila nigriceps</i>	TWL	High	Adjacent; recent near	
LeConte's thrasher	<i>Toxostoma leconte</i>	BCC, SSC1	Absent	Recent near	Yes
Crissal thrasher	<i>Toxostoma crissale</i>	SSC3	Absent	Nearby	Yes
Bendire's thrasher	<i>Toxostoma bendirei</i>	BCC, SSC3		In region	
Least Bell' vireo	<i>Vireo belli pusillus</i>	FE, CE		Nearby	Yes

Common name	Species name	Status ¹	Occurrence likelihoods		CVMS HCP cover
			2021 Addendum	eBird/ iNaturalist/Cornet t/ Smallwood	
Yellow warbler	<i>Dendroica petachia</i>	BCC, SSC2	Absent	Adjacent	Yes
Yellow-breasted chat	<i>Icteria virens</i>	SSC3	Absent	Nearby	Yes
Summer tanager	<i>Piranga rubra</i>	SSC1	Absent	Nearby	Yes
Black-chinned sparrow	<i>Spizella atrogularis</i>	BCC		Nearby	
Southern California rufous-crowned sparrow	<i>Aimophila ruficeps canescens</i>	FSC, SSC		Nearby	
Bell's sage sparrow	<i>Amphispiza b. belli</i>	TWL		Recent near	
Oregon vesper sparrow	<i>Poocetes gramineus affinis</i>	SSC2		On site	
Tricolored blackbird	<i>Agelaius tricolor</i>	BCC, CT		In region	
Yellow-headed blackbird	<i>X. xanthocephalus</i>	SSC3		Adjacent	
Lawrence's goldfinch	<i>Carduelis lawrencei</i>	BCC	Absent	Recent near	
California leaf-nosed bat	<i>Macrotus californicus</i>	BLM, WBWG:H		In region	
Western mastiff bat	<i>Eumops perotis californicus</i>	BLM, SSC, WBWG:H		In region	
Pocketed free-tailed bat	<i>Nyctinomops femorosaccus</i>	SSC, WBWG:M		Nearby	
Big free-tailed bat	<i>Nyctinomops macrotis</i>	SSC, WBWG:MH		In region	
Pallid bat	<i>Antrozous pallidus</i>	BLM, SSC, WBWG:H		On site	
Townsend's big-eared bat	<i>Corynorhinus townsendii</i>	BLM, SSC, WBWG:H		Nearby	
Canyon bat	<i>Parastrellus hesperus</i>	WBWG:L		On site	
Big brown bat	<i>Episticticus fuscus</i>	WBWG:L		Nearby	
Spotted bat	<i>Euderma maculatum</i>	BLM, SSC, WBWG:H		In region	
Silver-haired bat	<i>Lasionycteris noctivagans</i>	WBWG:M		In region	
Western red bat	<i>Lasiurus blossevillii</i>	SSC, WBWG:H		Nearby	
Hoary bat	<i>Lasiurus cinereus</i>	WBWG:M		On site	
Western yellow bat	<i>Lasiurus xanthinus</i>	SSC, WBWG:H	Absent	Nearby	Yes

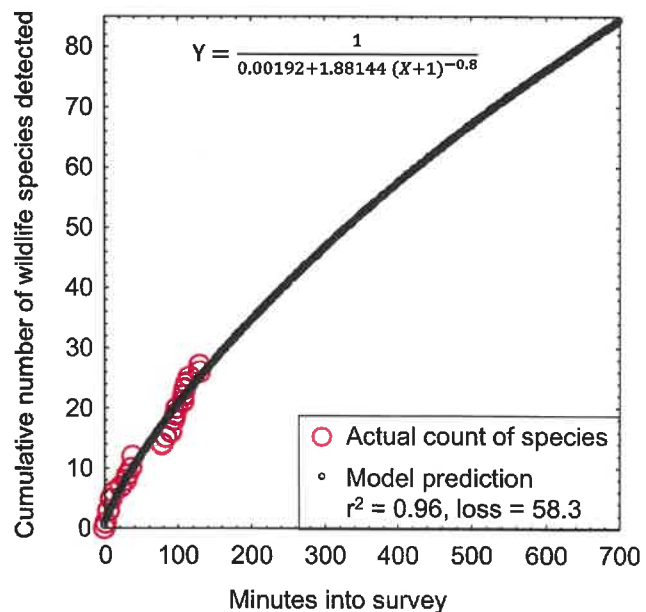
Common name	Species name	Status ¹	Occurrence likelihoods		CVMS HCP cover
			2021 Addendum	eBird/ iNaturalist/Cornet t/ Smallwood	
Western small-footed myotis	<i>Myotis californicus</i>	BLM, WBWG:M		Nearby	
Little brown myotis	<i>Myotis lucifugus</i>	WBWG:M		In region	
Fringed myotis	<i>Myotis thysanodes</i>	BLM, WBWG:H		Nearby	
Long-eared myotis	<i>Myotis evotis</i>	WBWG:M		Nearby	
Long-legged myotis	<i>Myotis volans</i>	BLM, WBWG:H		Nearby	
Yuma myotis	<i>Myotis yumanensis</i>	BLM, SSC, WBWG:LM		Nearby	
American badger	<i>Taxidea taxus</i>	SSC		In region	
Palm Springs pocket mouse	<i>Perognathus longimembris bangsi</i>	SSC	Absent	In region	Yes
Palm Springs round-tailed ground squirrel	<i>Xeroperomphilus tereticaudus chlorus</i>	SSC	Low	On site	Yes

¹ FE and FT = federal endangered and threatened, BCC = U.S. Fish and Wildlife Service Bird Species of Conservation Concern, BLM = BLM Sensitive, CE and CT = California endangered and threatened, CFP = California Fully Protected (FGC Code 3511), CSP = California Specially Protected, SSC = California species of special concern, SSC1, SSC2 and SSC3 = California Bird Species of Special Concern priorities 1, 2 and 3, respectively, and TWL = Taxa to Watch List (Shuford and Gardali 2008), FGC 3503.5 = California Fish and Game Code 3503.5 (Birds of prey), and WBWG = Western Bat Working Group with priority rankings, of low, moderate, and high.

Given that survey outcomes changed so greatly from Cornett’s survey to ELMT’s survey to Noriko’s survey, the Addendum’s assertions are readily refuted. Neither the 2006 EIR nor the Addendum have realistically characterized the wildlife community that occurs at the project site. Noriko Smallwood’s survey more than doubled the number of species detected by ELMT, and combined the 71 species of wildlife detected by the surveys of Cornett, ELMT and Smallwood remains many species fewer than the number that occur at the site. That this is true can be demonstrated graphically and quantitatively as follows.

When diligently performed, and when outcomes are analyzed appropriately and fully reported, the number of species detected within a given reconnaissance survey effort can inform of the number of species that likely would have been detected with a larger survey effort during the same time of year. Noriko Smallwood had only 2.33 hours available to perform a visual scan survey on 3 April 2021, so there were only so many species she was likely to detect. By recording when she detected each species, I was able to forecast the number of species that could have been detected with a longer effort using the same visual scan method. Figure 1 shows her cumulative count of species detected at the site with increasing time into her survey. Just as I have seen for many other survey efforts, a nonlinear regression model fit the data very well, explaining 96% of the variation in the data, and it showed progress towards the inevitable asymptote of the number of species detectable from the same survey method over a longer time period. The model typically performs well with logistic growth curves.

Figure 1. Actual and predicted relationships between the number of vertebrate wildlife species detected and the elapsed survey time based on visual scan on 13 March 2021. Note that the relationship would differ if the survey was based on another method, another time of day, or during another season. Also note the cumulative number of vertebrate species across all methods, times of day, and seasons would increase substantially.

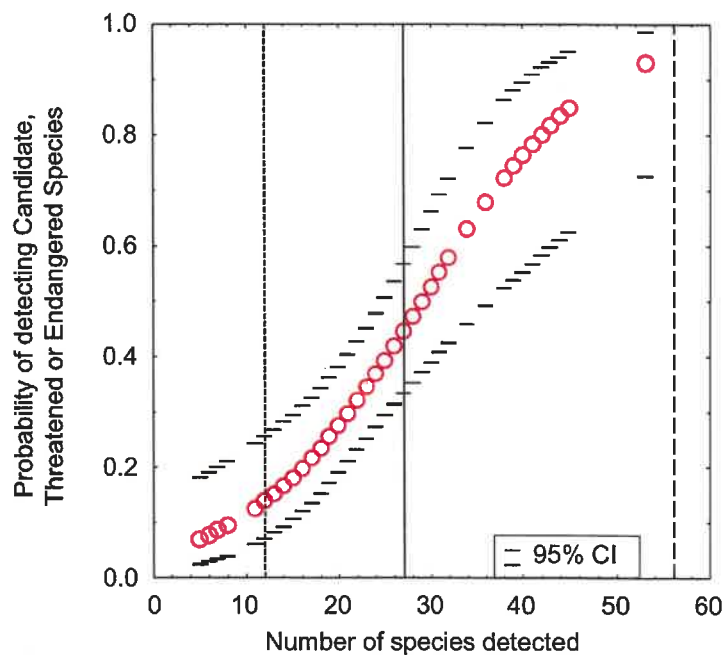


In this case, the model fit to the data indicate that Noriko Smallwood came nowhere close to approaching an asymptote of the number of vertebrate wildlife species she could have detected by continuing what she was doing (Figure 1). She could have detected many more species with commitment of more hours, or by surveying at different times of day to detect diurnal, nocturnal and crepuscular species, or by surveying in different

seasons and years to accommodate detection of migrants and species with multi-annual cycles of abundance, or by surveying with various methods such as acoustic detectors or thermal-imaging for bats, owls, and nocturnally migratory birds, and live-trapping for small mammals. Her reconnaissance-level survey, performed carefully and analyzed appropriately, informs me that the site is rich in wildlife but also that its environmental setting remains insufficiently characterized as foundation for analysis of impacts to special-status species. What her reconnaissance survey does not inform me, and what detection surveys could, is which of the potentially occurring special-status species actually occur at the site in addition to those she had the good fortune to detect.

The likelihood of detecting special-status species is typically lower than that of more common species. This difference can be explained by the fact that special-status species tend to be rarer than common species. Special-status species also tend to be more cryptic, fossorial, or active during nocturnal periods when reconnaissance surveys are not performed. Another useful relationship from careful recording of species detections and subsequent comparative analysis is the probability of detection of listed species as a function of an increasing number of vertebrate wildlife species detected (Figure 2). (Note that listed species number fewer than special-status species, which are inclusive of listed species.) As demonstrated in Figure 1, the number of species detected is a function of survey effort. Therefore, greater survey effort increases the likelihood that listed species will be detected. Based on the outcomes of 106 previous surveys that I performed at sites of proposed projects, the ELMT survey effort carried only a 14% chance of detecting a listed species. ELMT would have needed to repeat its survey 7 time to stand a reasonable chance of detecting a listed species.

Figure 2. Probability of detecting ≥ 1 Candidate, Threatened or Endangered Species of wildlife listed under California or federal Endangered Species Acts, based on survey outcomes that I logit-regressed on the number of wildlife species I detected as an expert witness during 106 site visits throughout California. The solid vertical line represents the cumulative number of species detected by Noriko Smallwood on 3 April 2021, the short-dashed line represents the number of species ELMT detected on 2 February 2021, and the long-dashed line represents the number detected by Cornett (1997).



Noriko Smallwood's survey effort at the proposed project site carried a 44% chance of detecting a listed species. She beat the odds by detecting Swainson's hawk, which is a California threatened species, and by probably also detecting Coachella Valley fringe-toed lizard in the bill of a common raven. But this federally Threatened and California Endangered species had already been detected by Cornett (1997), so its presence on the site should be of no surprise. A project-specific EIR should be prepared to more carefully analyze potential project impacts to special-status species of wildlife.

Outcomes of the three reconnaissance-level biological surveys at the site reveal the inadequacies of such surveys – they were not detection surveys, and were therefore unlikely to provide satisfactory evidence in support of presence or absence determinations of special-status species. Noriko's survey detected too many species that were missed by ELMT's survey, even by Cornett's (1997) survey, thereby revealing the inadequacy of such cursory surveys for characterizing the environmental setting. I am confident that with greater survey effort, including surveys during other times of year and using additional methods, and including the appropriate detection survey protocols, multiple additional special-status species would be detected, including merlin, burrowing owl, multiple additional species of bats, and most of the species listed in Table 2. A larger effort is needed to inform the public and decision-makers about the potential project impacts to wildlife and how to mitigate them.

Determinations of species occurrence likelihoods are inconsistent in the Addendum, and they do not comport well with eBird and iNaturalist records in the area, or with the survey findings of Cornett (1997) and Noriko Smallwood in 2021. For example, the Addendum determines northern harrier as absent based on the assertion that no habitat is available for this species. Based on my experience with northern harrier, I would have expected to see this species on the site, and Noriko confirmed my expectation (Photo 9).

The Addendum determines the occurrence likelihoods of both prairie falcon and Palm Springs round-tailed ground squirrel to be low, even though Cornett detected both of these species on the site in 1997 and eBird postings depict sightings of prairie falcons in the area. The Addendum determines another 10 special-status species to be absent, even though recent observations of these same species have been reported on eBird for sites nearby or adjacent to the proposed project site.

Furthermore, the 2006 EIR and its 2021 Addendum determine occurrence likelihoods for only 22 (27%) of the 81 species listed in Table 2. The Addendum inexplicably neglects to analyze potential project impacts to 59 special-status species of vertebrate wildlife. Neither the 2006 EIR nor the 2021 Addendum consider the occurrence likelihood of Oregon vesper sparrow, which is a California Species of Special Concern Priority Level 2, and which Noriko found on the project site along the proposed circuit line extension (Photo 16). Analyses of occurrence likelihoods need to be more thorough. In the face of high uncertainty, such as having under-surveyed the site for wildlife and having not performed appropriate detection surveys for special-status species, the prudent approach is to err on the side of caution (National Research Council 1986), in

this case by assuming all of the species in Table 2 are present. A project-specific EIR is needed to appropriately analyze potential project impacts to wildlife.

Photo 16. Oregon vesper sparrows on the project site, 3 April 2021. This species is a California Species of Special Concern Priority Level 2. Photo by Noriko Smallwood.



(2) Decline of wildlife

Another substantial change in circumstances was the recent report that North American birds have suffered a 29% decline in overall abundance over the past 48 years (Rosenberg et al. 2019). This stunning loss, which remained unknown at the time of the 2006 EIR, poses dire ecological and economic consequences that have yet to be fully understood, but which must be considered in any serious cumulative impact analysis. Rosenberg et al. (2019) attributed the 29% loss of birds primarily to habitat loss, which I will address below. The finding of Rosenberg et al. (2019) was reported at about the same time California's Governor signed AB 454, which amended California Fish and Game Code to protect most California birds. A project-specific EIR is needed to address the project's direct and cumulative impacts on birds.

Mammals, reptiles and amphibians are also declining, as are special-status species of plants. Evidence of these declines is available in the literature at species-specific levels. In the face of these declines, greater effort is needed in surveys and analyses of potential impacts, as well as greater attention to mitigation.

(3) Changed statutes

The overall decline in bird abundance across North America has also included declines in special-status species. These declines prompted recent changes in statutes. For example, Costa's hummingbird, which has been found at the site in both 1997 and 2021, is listed by the US Fish and Wildlife Service as a Bird Species of Conservation Concern, but it was not so listed in 1997 when Cornett performed his biological survey for the EIR, nor was it so listed by the time the EIR was certified in 2006. Neither yellow warbler nor Nuttall's woodpecker were US Fish and Wildlife Bird Species of

Conservation Concern in 2006, but they became so since then. The same is true for Bell's sage sparrow. Furthermore, rankings of conservation priority among special-status bird species did not even exist at the time of the 2006 EIR, but they exist now (Shuford and Gardali 2008).

Another change in statute was the recent amendment to California Fish and Game Code section to protect most California birds (AB 454, signed by the Governor on 27 September 2019). This amendment adds California protections to birds protected by the federal Migratory Bird Treaty Act. It covers most of the bird species documented at or near the project site, as well as most of the birds recently reported on eBird, which I discuss next.

(4) New research tools and data

Another development since 1997/2006 has been the proliferation in use of electronic data bases into which members of the public report detections of wildlife. These data bases have rapidly added to the scientific body of knowledge on the distribution of wildlife species. Many papers in peer-reviewed journals have been informed by these data bases. No impact assessment should be made without consulting these data for occurrence records at and nearby a proposed project site. However, no such use of these data bases helped to inform either the 2006 EIR or its 2021 Addendum.

According to eBird and iNaturalist records, 81 special-status species of wildlife have been detected nearby or within the region of the project site (Table 2). Multiple special-status species of bats likely forage on site. According to the growing data bases that have since become available following the 2006 EIR, the site is inherently rich in wildlife and it is rich in special-status species of wildlife. Greater use of the new tools and data are needed to appropriately analyze the project's potential impacts to wildlife. A new project-specific EIR is warranted.

(5) Habitat loss and habitat fragmentation

Another changed circumstance is the diminished availability of open space to wildlife in the region of the project site since the 1997 biological survey and its 2006 EIR. Given the recently documented 29% decline in overall bird abundance across North America over the last 48 years – a decline driven by multiple factors including habitat loss and habitat fragmentation (Rosenberg et al. 2019), an analysis of the effects of habitat loss and habitat fragmentation is warranted. Given the changes to the landscape of the Coachella Valley since 1997 (Figure 3), the Addendum is not credible in its assertions that no substantial changes have occurred with the environmental setting and potential impacts to biological resources since the 2006 EIR.

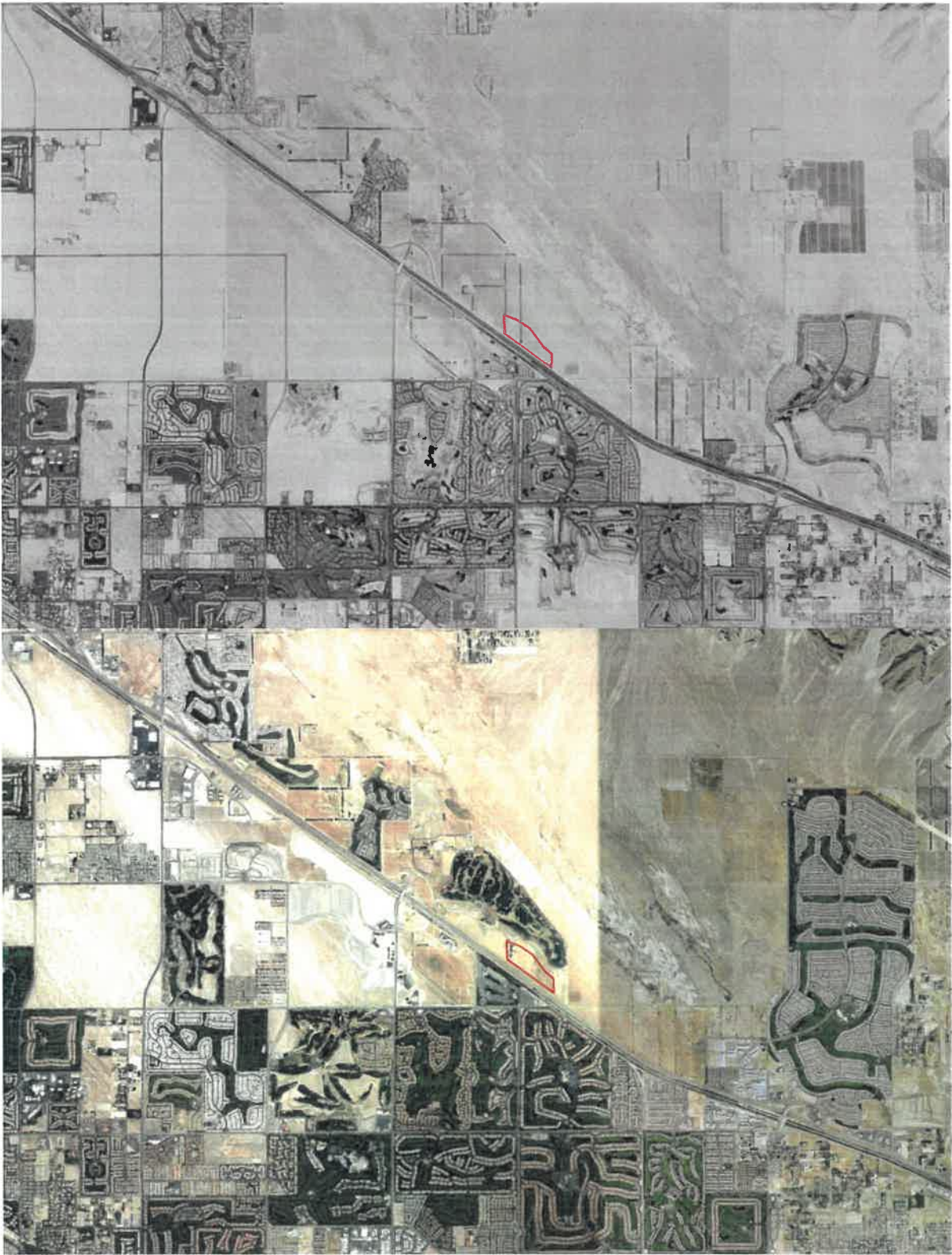




Figure 3. *The project site (red) amid open spaces that have been built-over since the 1997 biological survey (top image) in support of the 2006 EIR (middle image), and in 2019 (bottom image). Severe habitat fragmentation progressed since the 1997 survey.*

Since the 1997 biological survey and since the 2006 EIR for which the survey was performed, large tracts of open space have been lost to wildlife (Figure 3). Open space that in 1997 formed contiguous travel routes across and inclusive of the project site, has since been severely constrained. The project would further fragment terrestrial travel routes that currently remain available to wildlife. The Addendum ignores this changed circumstance caused by habitat fragmentation, which also likely concentrated use of the project site by wildlife and hence might also explain why Noriko Smallwood detected so many more special-status species that had not been detected by the larger survey effort of Cornett in 1997.

Given the changed circumstance of likely concentration of wildlife on the project site after large and small tracts of habitat were lost near the site, an estimate of the avian breeding capacity that would be lost to the project is warranted. Habitat loss not only results in the immediate numerical decline of wildlife, but also in permanent loss of productive capacity (Smallwood 2015). For example, a grassland/wetland/woodland complex at one study site had a total bird nesting density of 32.8 nests per acre (Young 1948). In another study on a similar complex of vegetation cover, the average annual nest density was 35.8 nests per acre (Yahner 1982). These densities averaged 34.3 nests per acre. Assuming nest site density at the project site would be about 20% of these reported densities, then 7 nest sites per acre multiplied against the 45.88 acres of the

project site (44.41 acres at the Arena site and 1.47 acres along the circuit line extension at Cook Street), the loss of habitat caused by the project would predict a loss of 321 bird nests. The average number of fledglings per nest in Young's (1948) study was 2.9. Assuming Young's (1948) study site typifies bird productivity, the project would prevent the production of 931 fledglings per year.

After 100 years and assuming an average generation time of 5 years and the project site supports 20% the nesting density of Yahner's (1982) and Young's (1948) study sites, the lost capacity of both breeders and annual fledgling production can be estimated from the following formula: $\{(nests/year \times chicks/nest \times number\ of\ years) + (2\ adults/nest \times nests/year) \times (number\ of\ years \div years/generation)\}$. In the case of this project, this formula would predict **the project would deny California 105,940 birds over the next century due solely to loss of terrestrial habitat**. This predicted loss would be substantial, and would qualify as significant impacts that have yet to be addressed by County of Riverside (2006, 2021). A fair argument can be made for the need to prepare a project-specific EIR.

Wildlife movement

According to the Addendum (p. 76), "The Project Site does not contain migratory wildlife corridor areas." The Addendum neglects to mention that the Coachella Valley itself is a well-known wildlife movement corridor. McCrary et al. (1982) used radar to count an average 4,006 birds per hour per km flying through San Gorgonio Pass during the night, or >36,000 birds/km/night. Many of these birds fly low in the aerosphere of the Coachella Valley, and many must stopover in suitable terrestrial habitat to feed and rest. However, the Addendum's analytical focus on whether corridors intersect the project site is misdirected. The primary phrase of the CEQA standard goes to wildlife movement regardless of whether the movement is channeled by a corridor. A site such as the proposed project site is all the more important for wildlife movement because it provides opportunities for stopover and staging of volant wildlife during migration, and for dispersal and home range patrol while opportunities nearby diminish as anthropogenic uses expand (Warnock 2010, Taylor et al. 2011, Runge et al. 2014). The project would cut wildlife off from stopover and staging opportunities, forcing volant wildlife to travel even farther between remaining patches of stopover refugia. The project would interfere with wildlife movement in the region. A project-specific EIR is needed to analyze this type of impact.

(6) Road mortality

Scientific advances in understanding of road traffic impacts to wildlife represent another important changed circumstance. But this issue also represents a shortfall of the 2006 EIR and its Addendum. A fundamental shortfall of both the 2006 EIR and its 2021 Addendum is their failure to analyze the impacts of the project's added road traffic on special-status species of wildlife, including many animals that would be killed far from the project's construction footprint; they would be crossing roads traversed by cars and trucks originating from or headed toward the project site. The project's impacts to

wildlife would reach as far from the project as cars and trucks travel to or from the project site, and would affect many more species than are listed in Table 2.

Vehicle collisions have accounted for the deaths of many thousands of reptile, amphibian, mammal, bird, and arthropod fauna, and the impacts have often been found to be significant at the population level (Forman et al. 2003). Across North America traffic impacts have taken devastating tolls on wildlife (Forman et al. 2003). In Canada, 3,562 birds were estimated killed per 100 km of road per year (Bishop and Brogan 2013), and the US estimate of avian mortality on roads is 2,200 to 8,405 deaths per 100 km per year, or 89 million to 340 million total per year (Loss et al. 2014). Local impacts can be more intense than nationally.

In a recent study of traffic-caused wildlife mortality, investigators found 1,275 carcasses of 49 species of mammals, birds, amphibians and reptiles over 15 months of searches along a 2.5 mile stretch of Vasco Road in Contra Costa County, California (Mendelsohn et al. 2009). Using carcass detection trials performed on land immediately adjacent to the traffic mortality study (Brown et al. 2016) to adjust the found fatalities for the proportion of fatalities not found due to scavenger removal and searcher error, the estimated traffic-caused fatalities was 12,187. This fatality estimate translates to a rate of 3,900 wild animals per mile per year killed. In terms comparable to the national estimates, the estimates from the Mendelsohn et al. (2009) study would translate to 243,740 animals killed per 100 km of road per year, or 29 times that of Loss et al.'s (2014) upper bound estimate and 68 times the Canadian estimate. An analysis is needed of whether increased traffic generated by the project site would similarly result in local impacts on wildlife.

Increased use of existing roads would increase wildlife fatalities (see Figure 7 in Kobylarz 2001). It is possible that project-related traffic impacts would far exceed the impacts of land conversion to use for a warehouse and expansive parking lot. Wildlife roadkill is not randomly distributed, and so it can be predicted. Causal factors include types of roadway, human population density, and temperature (Chen and Wu 2014), as well as time of day and adjacency and extent of vegetation cover (Chen and Wu 2014, Bartonička et al. 2018), and intersections with streams and riparian vegetation (Bartonička et al. 2018). For example, species of mammalian Carnivora are killed by vehicle traffic within 0.1 miles of stream crossings >40 times other than expected (K. S. Smallwood, 1989-2018 unpublished data). Reptiles are killed on roads where roadside fences end or where fences are damaged (Markle et al. 2017). There has even been a function developed to predict the number of golden eagles killed along the road, where the function includes traffic volume and density of road-killed animals available for eagles to scavenge upon (Lonsdorf et al. 2018). These factors also point the way toward mitigation measures, which should be formulated in a new project-specific EIR.

Predicting project-generated traffic impacts to wildlife

The Addendum predicts the Coachella Valley Arena project would result in 21,323,770 vehicle miles traveled annually. This is a lot of mileage to be driven at great peril to wildlife that must cross roads to go about their business of foraging, patrolling home

ranges, dispersing and migrating (Photo 17). Despite the obvious risk to wildlife, and despite the multiple papers and books written about this type of impact and how to mitigate them, neither the Addendum nor the 2006 EIR addresses impacts to wildlife caused by vehicles traveling to and from the project site.

Photo 17. *A Gambel's quail dashes across the road at the project site (right) on 3 April 2021. The essential question is not "Why did the quail cross the road?" but rather, "Can it survive 21 million miles per year of auto traffic to and from the Arena?" Unlikely. Photo by Noriko Smallwood.*



The project's impacts to volant wildlife can be predicted to a reasonable degree of accuracy based on what scientific monitoring has learned from collision impacts of moving obstacles elsewhere in the lower atmosphere. One type of impact to consider is blunt-force injury and death caused by collisions with the front ends of vehicles. Assuming the average car frontal surface area is 3.08 m² (average height of 1.7 m and average wheelbase of 1.81 m), then the predicted average annual volume of airspace intercepted by cars would be 3.08 m² × 3.431 × 10¹⁰ m (1,609 m/mile × 21,323,770 miles) = 1.056746 × 10¹¹ m³. This volume of intercepted airspace would be equivalent to the intercepted winds of 1,248 2.3-MW wind turbines each of which in the Altamont Pass Wind Resource Area averages about 34.5 bird fatalities per year (based on my independent estimates derived from data reported in H.T. Harvey & Associates 2020 and Great Basin Bird Observatory and H.T. Harvey & Associates 2020).¹ Therefore, front-end, blunt-force mortality would be predicted, in this example, to tally 43,056 birds annually. **Operations over 50 years would accumulate 2,152,800 bird fatalities.** It remains unknown whether collision risk is higher or lower for vehicles traveling forward to intercept airspace as compared to wind turbines remaining stationary to intercept wind, but I can think of no reason to adjust the prediction based on wind turbine collisions. Yet to be considered are the deaths and injuries to vertebrate wildlife caused by crushing under tires, broadside impacts of flying birds, and turbulence-induced injuries and deaths above, to the side, and in the wake of traveling

¹ A 2.3-MW wind turbine is rated at 14 m/s. It runs an average of about 8 hours per day with a blade area of about 210 m². Daily volume of wind intercepted by the turbine blades is 210 m² × 14 m/s × 8 hr × 3600 s/hr = 84.67 million m³. Fatality monitoring at the Vasco Winds and Golden Hills projects resulted in fatality estimates that accounted for the proportion of fatalities never found by searchers.

cars and trucks. However, even if one or more assumptions prove inaccurate, the magnitude of the impact would remain very large.

Based on my assumptions and simple calculations, the project-generated traffic would cause substantial, significant impacts to wildlife. There is at least a fair argument that can be made for the need to prepare a project-specific EIR to analyze this impact. Mitigation measures to improve wildlife safety along roads are available and are feasible, and they need exploration for their suitability with the proposed project.

(7) Bird-window collisions

The extent of structural glass used in a project is important for analyzing potential project impacts to wildlife from bird-window collision mortality, which is the second or third largest source of anthropogenic mortality of birds (Klem 1990, Dunn 1993, Calvert et al. 2013, Machtans et al. 2013, Loss et al. 2014). The Arena's design, according to depictions of it in the Addendum, would use much less structural glass than has been popular lately. This lesser use of glass is commendable from the point of view of a biologist concerned about bird-window collision mortality. However, extensive glass panels are still part of the project and they will kill birds. Even though bird-window collisions is a well-documented problem, County of Riverside (2021) makes no mention of the potential for bird-window collision impacts, nor does it offer any measures to mitigate impacts. Knowing the extent of glass in the project, and informed by bird-window collisions per m² that has been measured in scientific investigations elsewhere, a basis exists for predicting the bird-window collision mortality that would be caused by the project.

By the time of these comments I had reviewed and processed results of bird collision monitoring at 213 buildings and façades for which bird collisions per m² of glass per year could be calculated and averaged (Johnson and Hudson 1976, O'Connell 2001, Somerlot 2003, Hager et al. 2008, Borden et al. 2010, Hager et al. 2013, Porter and Huang 2015, Parkins et al. 2015, Kahle et al. 2016, Ocampo-Peñuela et al. 2016, Sabo et al. 2016, Barton et al. 2017, Gomez-Moreno et al. 2018, Schneider et al. 2018, Loss et al. 2019, Brown et al. 2020, City of Portland Bureau of Environmental Services and Portland Audubon 2020, Riding et al. 2020). These study results averaged 0.073 bird deaths per m² of glass per year (95% CI: 0.042-0.102). To make use of this average, I needed an estimate of the extent of structural glass in the project.

Renderings of the project depict expansive use of structural glass on select facades. Ignoring the narrow strips of windows around the Arena, I measured the extents of extensive glass panels on those the select facades where they would occur. I estimated the hazardous portions of glass on the Arena would be 285 m². Applied to the mean fatality rate 0.073 bird deaths per m² of glass per year (95% CI: 0.042-0.102), I predict 21 bird deaths per year (95% CI: 12-29). The 100-year toll from this average annual fatality rate would be at least **2,100 bird deaths (95% CI: 120,400-2,900)**. These estimates would be perhaps 3 times higher after accounting for the proportions of fatalities removed by scavengers or missed by fatality searchers where studies have been performed. The mortality of bird-window collisions would continue until the buildings

are either renovated to reduce bird collisions or they come down. If the project moves forward as proposed, and annually takes 21 birds protected by state and federal laws, the project will cause significant unmitigated impacts.

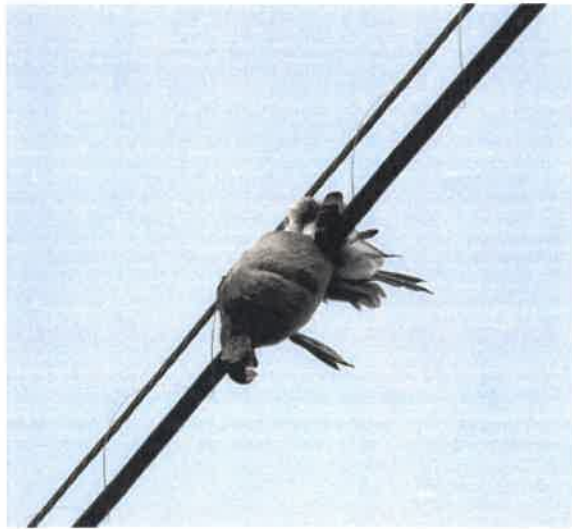
(8) Line-strike mortality

In its analysis of potential impacts caused by the proposed 1,600-foot extension of electrical circuit line north from Cook Street, the Addendum is silent on bird-line collisions, which is one of the largest anthropogenic sources of mortality of birds. Birds would collide with the proposed new lines. I have recorded hundreds of avian electrocutions and line strikes on distribution circuits (e.g., Photos 18 to 21)

At national scales, Rioux et al. (2013) estimated annual bird deaths with Canada's transmission lines within a range of 17.24 deaths/mile to 176.6 deaths/mile. Loss et al. (2014) estimated annual bird deaths along USA power lines at 14.5/mile to 18.5/mile. Rioux et al.'s (2013) collision fatality rates applied to the 1,600-foot circuit line extension would predict 54 bird deaths per year, whereas Loss et al.'s (2014) rates would predict 4 to 6 bird deaths per year.

In another study, Yee (2007) found 9.7 bird carcasses per mile along 12 kV lines on Staten Island, Sacramento County, over 4 winter months. Assuming an adjustment factor of 10 for the proportion of fatalities not found, the fatality rate was likely 97/mile, and extended to the proposed project the toll would be 29 fatalities. In another study, Hartman et al. (1992) estimated that 115 kV transmission lines spanning across Mare Island annually killed 100 birds per mile over hay fields and 907 birds per mile over wetlands, or 33 and 302 birds per mile of circuit line, respectively. Extending the Mare Island fatality rates to the proposed project, the annual fatality toll caused by avian collisions with the extended circuit lines would be 10 to 91. In my recent review of wildlife impacts caused by 14 utility-scale solar projects in California, I averaged avian collision mortality along generation tie-ins. The mean was 182.1 (95% CI: 115.5–319.3) bird fatalities/mile/year. This rate applied to the extended circuit lines of the proposed project would **predict 55 (95% CI: 35–96) bird fatalities/year**. This last prediction is probably the most accurate. A fatality rate of this level would be significant, and presents a fair argument for the need to prepare a project-specific EIR.

Photo 18. Great egret killed in Sacramento Valley in December 2006 after colliding with power lines. Photo by Shawn Smallwood.



Photos 19 and 20. A mallard was a distribution line collision victim (left), and a great blue heron killed by the ground wire atop transmission lines in eastern Alameda County (right). Photos by Shawn Smallwood.



Photo 21. *Short-eared owl injured by distribution line collision in the Sacramento Valley. It was later euthanized at the UC Davis Wildlife Hospital. Photo by Brian Karas.*

(9) Mortality caused by greater energy demand

The approved project in the 2006 EIR was for a research park, but the 2021 Addendum proposes to replace the research park with an ice arena in the desert. The energy demand to maintain a large ice floor in the desert might be much higher than it would have been to support a research park, but the Addendum is vague about the amount of energy needed. In fact, I could find no explicit prediction of the energy needed for the project. The closest I could find for the energy demand was on page 24, where the Addendum says that 600 kW of direct current would be generated by a solar PV array atop a pedestrian walkway, thereby providing 20% of the Arena's energy demand. Based on this statement, I assume the energy demand would require 2.4 MW of offsite generation. Recent changes in California law would require incrementally more of this generation to come from renewable sources, soon to total 100% of the generation. (Senate Bill 100 requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045). I also assume 10% power loss along transmission to the Arena, which means the installed generation of wind or solar collectors would be 2.7 MW.

Because we know the magnitudes of impacts to wildlife caused by renewable energy projects, it is possible to predict the project's impacts to wildlife caused indirectly by the project's demand for 2.7 MW of offsite electrical generation. Wind projects in Contra Costa and Alameda Counties are averaging 11.765 bird fatalities/MW/year and 17.463 bat fatalities/MW/year (Smallwood 2021), which applied to the project's energy demand for its ice rink would result in 32 bird fatalities and 47 bat fatalities per year.

In a review of fatality monitoring at 14 of California's utility-scale solar projects (Smallwood 2020), I estimated 18.90 (12.96-35.77) birds/MW/year and 0.806 (0.042-1.689) bats/MW/year. Applying these rates to the 2.7 MW energy demand would predict annual fatalities of 51 birds and 2 bats.

The magnitude of indirect mortality of volant wildlife caused by the project's offsite energy demand would depend the mix of energy sources as well as the transmission distances involved. No matter the mix, the annual mortality would be significant and it remains unaddressed and unmitigated in the Addendum. Preparation of a project-specific EIR is warranted.

(10) Artificial lighting

Artificial lighting causes a variety of substantial impacts on a variety of wildlife species (Rich and Longcore 2006), including interference with circadian rhythm, disruption of foraging activity, disruption of movement patterns, navigational interference and lethal attraction of flying birds, and altered development of eggs and juveniles/larvae. Added lighting could cause displacement or altered activity patterns of at least some species, resulting in habitat degradation and habitat loss. Although the 2006 EIR includes a mitigation measure to cast outdoor lighting down and away from the Coachella Valley Preserve, the Addendum's depiction of the Arena shows considerable light being cast toward the Preserve (Figure 4). The pedestrian walkway covers would shield some of this light from nocturnally migrating birds, but not all of it. The excess light cast from the Arena could penetrate the Preserve, illuminating surface areas normally traversed by nocturnal wildlife that rely on darkness for stealth. Penetrating light would also generate stark light/shadow contrasts that can be confusing to wildlife. A project-specific EIR is needed to adequately address this potential suite of project impacts.

Figure 4. Rendering of the Coachella Valley Arena (source: Addendum), depicting considerable light cast north towards the Coachella Valley Preserve.



CUMULATIVE IMPACTS

On p. 217, the Addendum concludes, "...the analysis herein demonstrates that physical impacts associated with the project (e.g., biological resources ...) would not substantially change or increase compared to the analysis presented in EIR No. 470." I disagree. The analysis starts from a flawed characterization of the biological community, which is based on the unfounded assumption that the disturbed environmental setting precludes occurrences of special-status species of wildlife. Determinations of occurrence likelihoods are speculated from flawed assumptions rather than based on appropriate data base review, adequate detection surveys and appropriate use of the first tenets of risk analysis. The Addendum ignores substantial changes in the status of wildlife, including changes to statutes protecting wildlife and to the physical status of each of the species at issue. The Addendum ignores the substantial physical changes that would come from the project and that would adversely affect wildlife, including >21 million vehicle miles to and from the project each year, the 1,600-foot extension of an electrical circuit line into a healthy stand of desert vegetation, and an offsite energy demand for 2.7 MW that will kill birds and bats. The Addendum also ignores the devastating habitat loss and habitat fragmentation since the 1997 biological survey and the certification of the 2006 EIR (see Figure 3). A more careful analysis of cumulative impacts is warranted, and it needs to be provided in a project-specific EIR.

MITIGATION

The mitigation measures proposed in the 2021 Addendum are simply the continued implementation of measures promised in the 2006 EIR. Although not explicitly stated in the Addendum, I assume the payment of mitigation fees to the HCP is regarded as the principal mitigation. Otherwise, the measures consist of best management practices. But already it would appear that the proposed project would not be consistent with WR-7, which requires outdoor lighting to be directed down and away from the Coachella Valley Preserve. Rendering of the project shows the light cast north towards the Preserve.

Regardless of whether the project is consistent with requirements of the CVMSHCP, only 12 species in Table 2 are covered by the incidental take permit of the CVMSHCP. Coverage of these species does not cover the other 59 special-status species in Table 2, 17 of which are known to occur on the project site.

RECOMMENDED MEASURES

Road Mortality: Compensatory mitigation is needed for the increased wildlife mortality that will be caused by the project's contribution to increased road traffic in the region. I suggest that this mitigation can be directed toward funding research to identify fatality patterns and effective impact reduction measures. Compensatory mitigation can also be provided in the form of donations to wildlife rehabilitation facilities (see below).

Window Collisions: County of Riverside could minimize impacts by implementing available guidelines, such as those prepared by American Bird Conservancy and New

York and San Francisco. The American Bird Conservancy (ABC) produced an excellent set of guidelines recommending actions to: (1) Minimize use of glass; (2) Placing glass behind some type of screening (grilles, shutters, exterior shades); (3) Using glass with inherent properties to reduce collisions, such as patterns, window films, decals or tape; and (4) Turning off lights during migration seasons (Sheppard and Phillips 2015). The City of San Francisco (San Francisco Planning Department 2011) also has a set of building design guidelines, based on the excellent guidelines produced by the New York City Audubon Society (Orff et al. 2007). The ABC document and both the New York and San Francisco documents provide excellent alerting of potential bird-collision hazards as well as many visual examples. The San Francisco Planning Department's (2011) building design guidelines are more comprehensive than those of New York City, but they could have gone further. For example, the San Francisco guidelines probably should have also covered scientific monitoring of impacts as well as compensatory mitigation for impacts that could not be avoided, minimized or reduced.

Indirect mortality at offsite Solar PV and Wind Energy Facilities: The most effective mitigation measure would be to reduce project demand for electricity and to generate more of its needed electricity on site. Solar PV could extend across the entirety of the Arena's roof, or across the entirety of parking lots to meet the Arena's power needs.

Fund Wildlife Rehabilitation Facilities: Compensatory mitigation ought also to include funding contributions to wildlife rehabilitation facilities to cover the costs of injured animals that will be delivered to these facilities for care. Most of the injuries will likely be caused by the increased vehicle mileage to and from the Arena.

Thank you for your attention,



Shawn Smallwood, Ph.D.

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Kenneth Shawn Smallwood Curriculum Vitae

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Born May 3, 1963 in
Sacramento, California.
Married, father of two.

Ecologist

Expertise

- Finding solutions to controversial problems related to wildlife interactions with human industry, infrastructure, and activities;
- Wildlife monitoring and field study using GPS, thermal imaging, behavior surveys;
- Using systems analysis and experimental design principles to identify meaningful ecological patterns that inform management decisions.

Education

Ph.D. Ecology, University of California, Davis. September 1990.
M.S. Ecology, University of California, Davis. June 1987.
B.S. Anthropology, University of California, Davis. June 1985.
Corcoran High School, Corcoran, California. June 1981.

Experience

- 477 professional publications, including:
 - 81 peer reviewed publications
 - 24 in non-reviewed proceedings
- 370 reports, declarations, posters and book reviews
- 8 in mass media outlets
- 87 public presentations of research results at meetings
- Reviewed many professional papers and reports
- Testified in 4 court cases.

Editing for scientific journals: Guest Editor, *Wildlife Society Bulletin*, 2012-2013, of invited papers representing international views on the impacts of wind energy on wildlife and how to mitigate the impacts. Associate Editor, *Journal of Wildlife Management*, March 2004 to 30 June 2007. Editorial Board Member, *Environmental Management*, 10/1999 to 8/2004. Associate Editor, *Biological Conservation*, 9/1994 to 9/1995.

Member, Alameda County Scientific Review Committee (SRC), August 2006 to April 2011. The

five-member committee investigated causes of bird and bat collisions in the Altamont Pass Wind Resource Area, and recommended mitigation and monitoring measures. The SRC reviewed the science underlying the Alameda County Avian Protection Program, and advised the County on how to reduce wildlife fatalities.

Consulting Ecologist, 2004-2007, California Energy Commission (CEC). Provided consulting services as needed to the CEC on renewable energy impacts, monitoring and research, and produced several reports. Also collaborated with Lawrence-Livermore National Lab on research to understand and reduce wind turbine impacts on wildlife.

Consulting Ecologist, 1999-2013, U.S. Navy. Performed endangered species surveys, hazardous waste site monitoring, and habitat restoration for the endangered San Joaquin kangaroo rat, California tiger salamander, California red-legged frog, California clapper rail, western burrowing owl, salt marsh harvest mouse, and other species at Naval Air Station Lemoore; Naval Weapons Station, Seal Beach, Detachment Concord; Naval Security Group Activity, Skaggs Island; National Radio Transmitter Facility, Dixon; and, Naval Outlying Landing Field Imperial Beach.

Fulbright Research Fellow, Indonesia, 1988. Tested use of new sampling methods for numerical monitoring of Sumatran tiger and six other species of endemic felids, and evaluated methods used by other researchers.

Peer Reviewed Publications

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EXHIBIT B



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April 6, 2021

Brian Flynn
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Subject: Comments on the NorthStar Specific Plan Amendment (SCH No. 2005011054)

Dear Mr. Flynn,

We have reviewed the March 2021 Addendum (“Addendum”), which proposes an Amendment (“Project”) to the Final Environmental Impact Report (“FEIR”) the NorthStar Specific Plan (“Plan”), located in the County of Riverside (“City”). The Project proposes to amend the Plan to allow the development a new multi-purpose arena, event center, and training facility with practice ice, public open space, surface parking, and a retail skate shop on the 44.41-acre site.

Our review concludes that the Addendum fails to adequately evaluate the Project’s air quality, health risk, and greenhouse gas impacts. As a result, emissions and health risk impacts associated with construction and operation of the proposed Project are underestimated and inadequately addressed. An EIR should be prepared to adequately assess and mitigate the potential air quality, health risk, and greenhouse gas impacts that the project may have on the surrounding environment.

Air Quality

Unsubstantiated Input Parameters Used to Estimate Project Emissions

The Addendum’s air quality analysis relies on emissions calculated with CalEEMod.2016.3.2 (p. 64).¹ CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act (“CEQA”) requires that such changes

¹ CAPCOA (November 2017) CalEEMod User’s Guide, http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4.

be justified by substantial evidence. Once all of the values are inputted into the model, the Project's construction and operational emissions are calculated, and "output files" are generated. These output files disclose to the reader what parameters are utilized in calculating the Project's air pollutant emissions and make known which default values are changed as well as provide justification for the values selected.

When reviewing the Project's CalEEMod output files, provided in the Air Quality Study ("AQ Study") as Appendix A to the Addendum, we found that several model inputs were not consistent with information disclosed in the Addendum. As a result, the Project's construction and operational emissions are underestimated. As a result, a Project-specific EIR should be prepared to include an updated air quality analysis that adequately evaluates the impacts that construction and operation of the Project will have on local and regional air quality.

Use of an Incorrect Land Use Type

According to the Addendum, the Project proposes to construct a 260,000-SF arena event center and 35,000-SF hockey training facility (p. 14). As such, the models should have included 260,000-SF of "Arena" and 35,000-SF of "Health Club." However, review of the CalEEMod output files demonstrates that the "Riverside Arena Construction" and "Proposed NorthStar Specific Plan – Operation" models include all 295,000-SF as "Arena" (see excerpt below) (Appendix A, pp. 32, 60, 88, 104).

"Riverside Arena Construction"

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area
Parking Lot	3,000.00	Space	27.00	1,200,000.00
Arena	295.00	1000sqft	14.40	295,000.00

"Proposed NorthStar Specific Plan – Operation"

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area
General Office Building	230.00	1000sqft	16.00	230,000.00
Industrial Park	381.04	1000sqft	28.20	381,035.00
Arena	295.00	1000sqft	41.40	295,000.00
Golf Course	18.00	Hole	245.80	0.00
Hotel	350.00	Room	17.60	508,200.00
Apartments Low Rise	216.00	Dwelling Unit	9.95	216,000.00
Apartments Mid Rise	550.00	Dwelling Unit	33.20	550,000.00
Single Family Housing	54.00	Dwelling Unit	7.30	97,200.00
Regional Shopping Center	400.00	1000sqft	36.20	400,000.00
Regional Shopping Center	100.00	1000sqft	20.00	100,000.00

As you can see in the excerpt above, the models fail to distinguish between the proposed arena event center and hockey training facility. This inconsistency presents an issue, as CalEEMod includes 63 different land use types that are each assigned a distinctive set of energy usage emission factors.² Furthermore, each land use type includes a specific trip rate that CalEEMod uses to calculate mobile-

² "CalEEMod User's Guide, Appendix D." CAPCOA, September 2016, available at: http://www.aqmd.gov/docs/default-source/caleemod/upgrades/2016.3/05_appendix-d2016-3-1.pdf?sfvrsn=2.

source emissions.³ Thus, by failing to include the proposed training facility land use, the models may underestimate the Project’s construction-related and operational emissions and should not be relied upon to determine Project significance.

Underestimated Parking Land Use Size

According to the Addendum, the proposed Project “includes 3,005 spaces in the on-site surface parking lot” (p. 33). However, review of the CalEEMod output files demonstrates that the “Riverside Arena Construction” model includes only 3,000 parking spaces (see excerpt below) (Appendix A, pp. 32, 60).

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area
Parking Lot	3,000.00	Space	27.00	1,200,000.00
Arena	295.00	1000sqft	14.40	295,000.00

Furthermore, review of the CalEEMod output files demonstrates that the “Proposed NorthStar Specific Plan – Operation” model fails to include any parking spaces whatsoever (see excerpt below) (Appendix A, pp. 88, 104).

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area
General Office Building	230.00	1000sqft	16.00	230,000.00
Industrial Park	381.04	1000sqft	28.20	381,035.00
Arena	295.00	1000sqft	41.40	295,000.00
Golf Course	18.00	Hole	245.90	0.00
Hotel	350.00	Room	17.60	508,200.00
Apartments Low Rise	216.00	Dwelling Unit	9.95	216,000.00
Apartments Mid Rise	550.00	Dwelling Unit	33.20	550,000.00
Single Family Housing	54.00	Dwelling Unit	7.30	97,200.00
Regional Shopping Center	400.00	1000sqft	36.20	400,000.00
Regional Shopping Center	100.00	1000sqft	20.00	100,000.00

As you can see in the excerpts above, the number of parking spaces are underestimated by 5 and 3,005 spaces in the “Riverside Arena Construction” and “Proposed NorthStar Specific Plan – Operation” models, respectively. These underestimations present an issue, as the land use size feature is used throughout CalEEMod to determine default variable and emission factors that go into the model’s calculations. The square footage of a land use is used for certain calculations such as determining the wall space to be painted (i.e., VOC emissions from architectural coatings) and volume that is heated or cooled (i.e., energy impacts).⁴ Thus, by underestimating the number of proposed parking spaces, the models underestimate the Project’s construction-related and operational emissions and should not be relied upon to determine Project significance.

³ CalEEMod User’s Guide, available at: http://www.aqmd.gov/docs/default-source/caleemod/upgrades/2016.3/01_user-39-s-guide2016-3-1.pdf?sfvrsn=2, p. 14.

⁴ “CalEEMod User’s Guide.” CAPCOA, November 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 28.

Unsubstantiated Changes to Individual Construction Phase Lengths

Review of the CalEEMod output files demonstrates that the “Riverside Arena Construction” model includes changes to the paving and architectural coating construction phase lengths (see excerpt below) (Appendix A, pp. 34, 60).

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	75.00	65.00
tblConstructionPhase	NumDays	55.00	89.00

As a result, the model includes a construction schedule as follows (see excerpt below) (Appendix A, pp. 39, 65):

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days
1	Grading	Grading	3/1/2021	5/28/2021	5	65
2	Building Construction - Concrete	Building Construction	5/1/2021	11/3/2021	5	133
3	Building Construction - Steel Erection	Building Construction	11/4/2021	5/10/2022	5	134
4	Architectural Coating	Architectural Coating	12/20/2021	5/31/2022	5	117
5	Paving	Paving	5/1/2022	9/1/2022	5	89
6	Building Construction - Interior/Exterior	Building Construction	5/11/2022	11/14/2022	5	134

As you can see in the excerpt, the architectural coating phase was increased by approximately 113%, from the default value of 55 to 117 days, and the paving phase was increased by approximately 62%, from the default of 55 to 89 days. As previously mentioned, the CalEEMod User’s Guide requires any changes to model defaults be justified.⁵ According to the “User Entered Comments and Non-Default Data” table, the justification provided for these changes is: “No demolition required as site is currently vacant. Construction schedule provided by applicant” (Appendix A, pp. 32, 60). However, while the Addendum provides the anticipated grading and building construction phase lengths, it fails to mention or justify the paving and architectural coating phase lengths whatsoever (p. 33-34). As such, we cannot verify the revised architectural coating and paving phase lengths.

These unsubstantiated changes present an issue, as they improperly spread out construction emissions over a longer period of time than is anticipated for the Project. According to the CalEEMod User’s Guide, each construction phase is associated with different emissions activities (see excerpt below).⁶

⁵ CalEEMod User Guide, available at: <http://www.caleemod.com/>, p. 2, 9

⁶ “CalEEMod User’s Guide.” CAPCOA, November 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 31.

Demolition involves removing buildings or structures.

Site Preparation involves clearing vegetation (grubbing and tree/stump removal) and removing stones and other unwanted material or debris prior to grading.

Grading involves the cut and fill of land to ensure that the proper base and slope is created for the foundation.

Building Construction involves the construction of the foundation, structures and buildings.

Architectural Coating involves the application of coatings to both the interior and exterior of buildings or structures, the painting of parking lot or parking garage striping, associated signage and curbs, and the painting of the walls or other components such as stair railings inside parking structures.

Paving involves the laying of concrete or asphalt such as in parking lots, roads, driveways, or sidewalks.

As such, by disproportionately altering individual construction phase lengths without proper justification, the models' calculations are altered and underestimate emissions. Thus, by including unsubstantiated changes to the default architectural coating and paving phase lengths, the model may underestimate the Project's construction-related emissions and should not be relied upon to determine Project significance.

Unsubstantiated Changes to Off-Road Equipment Horsepower Values

Review of the CalEEMod output files demonstrates that the "Riverside Arena Construction" model includes several changes to the default off-road construction equipment horsepower values (see excerpt below) (Appendix A, pp. 34, 60).

Table Name	Column Name	Default Value	New Value
tblOffRoadEquipment	HorsePower	231.00	270.00
tblOffRoadEquipment	HorsePower	231.00	225.00
tblOffRoadEquipment	HorsePower	231.00	225.00
tblOffRoadEquipment	HorsePower	89.00	49.00
tblOffRoadEquipment	HorsePower	402.00	350.00
tblOffRoadEquipment	HorsePower	402.00	350.00
tblOffRoadEquipment	HorsePower	402.00	350.00

As previously mentioned, the CalEEMod User's Guide requires any changes to model defaults be justified.⁷ According to the "User Entered Comments and Non-Default Data" table, the justification provided for these changes is: "Anticipated construction equipment for concrete phase [interior/exterior construction phase, steel erection phase, grading phase, and paving phase]" (Appendix A, pp. 32-33, 60-61). However, the Addendum and associated documents fail to mention or justify the revised horsepower values whatsoever, and as a result, they are unsubstantiated.

These unsubstantiated changes present an issue, as CalEEMod uses horsepower values to calculate emissions associated with off-road construction equipment.⁸ By including unsubstantiated changes to

⁷ CalEEMod User Guide, available at: <http://www.caleemod.com/>, p. 2, 9

⁸ CalEEMod User Guide, available at: <http://www.caleemod.com/>, p. 32.

the default off-road construction equipment horsepower values, the model may underestimate the Project’s construction-related emissions and should not be relied upon to determine Project significance.

Unsubstantiated Changes to Gas Fireplace Values

Review of the CalEEMod output files demonstrates that the “Proposed NorthStar Specific Plan – Operation” model includes several reductions to the default gas fireplace values (see excerpt below) (Appendix A, pp. 89, 105).

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	NumberGas	183.60	0.00
tblFireplaces	NumberGas	487.50	0.00
tblFireplaces	NumberGas	45.90	0.00

As you can see in the excerpt above, the model assumes that the Project would not include any gas fireplaces. As previously mentioned, the CalEEMod User’s Guide requires any changes to model defaults be justified.⁹ According to the “User Entered Comments & Non-Default Data” table for these models, the justification provided for these changes is: “No woodstoves” (Appendix A, pp. 89, 105).

However, these changes remain unsupported for two reasons. First, the “User Entered Comments & Non-Default Data” table fails to address the changes to gas fireplaces. Second, the Addendum and associated documents fail to indicate that the Project would not include any gas fireplaces. As such, we cannot verify the changes included in the model.

This presents an issue, as CalEEMod uses the number of gas fireplaces to calculate the Project’s area-source operational emissions.¹⁰ Thus, by including unsubstantiated changes to the number of gas fireplaces, the model may underestimate the Project’s area-source operational emissions and should not be relied upon to determine Project significance.

Incorrect Application of Tier 4 Final Mitigation

Review of the CalEEMod output files demonstrates that the “Riverside Arena Construction” model assumes that the Project’s off-road construction equipment fleet would meet Tier 4 Final emissions standards (see excerpts below) (Appendix A, pp. 33-34, 61-62).

⁹ CalEEMod User Guide, available at: <http://www.caleemod.com/>, p. 2, 9

¹⁰ CalEEMod User Guide, available at: <http://www.caleemod.com/>, p. 40.

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	23.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	15.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	14.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	8.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
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tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final

As you can see in the excerpt above, the model assumes that 88 pieces of off-road construction equipment would meet Tier 4 Final emission standards. As previously mentioned, the CalEEMod User’s Guide requires any changes to model defaults be justified.¹¹ According to the “User Entered Comments and Non-Default Data” table, the justification provided for these changes is: “As recommended by SCAQMD, alternative applicable strategies include construction equipment with Tier 4 emissions standards” (Appendix A, pp. 33, 61). Furthermore, regarding the use of Tier 4 construction equipment, the AQ Study states:

“In addition, SCAQMD Staff recommends that the Lead Agency require the use of *Tier 4 construction* equipment of 50 horsepower or greater during construction... Therefore, the following condition was included in CalEEMod as a regulatory compliance measure:

- **Construction Equipment Controls.** During construction, all off-road construction equipment greater than 50 horsepower shall meet USEPA *Tier 4 emission standards* with Level 3 DPF to

¹¹ CalEEMod User Guide, available at: <http://www.caleemod.com/>, p. 2, 9

minimize emissions of NOx associated with diesel construction equipment” (emphasis added) (p. 15-16).

However, the inclusion of Tier 4 emission standards remains unsupported for two reasons.

First, simply because SCAQMD *recommends* the use of Tier 4 construction equipment does not justify the inclusion of this measure in the model. According to the Association of Environmental Professionals’ (“AEP”) *CEQA Portal Topic Paper* on mitigation measures:

“While not “mitigation”, a good practice is to include those project design feature(s) that address environmental impacts in the mitigation monitoring and reporting program (MMRP). Often the MMRP is all that accompanies building and construction plans through the permit process. If the design features are not listed as important to addressing an environmental impact, it is easy for someone not involved in the original environmental process to approve a change to the project that could eliminate one or more of the design features without understanding the resulting environmental impact” (emphasis added).¹²

As you can see in the excerpts above, measures that are not formally included in the mitigation monitoring and reporting program (“MMRP”) may be eliminated from the Project’s design altogether. Thus, as SCAQMD does not *explicitly require* this measure, and the use of Tier 4 Final construction equipment is not formally included as a mitigation measure in the Project’s MMRP, we cannot guarantee that Tier 4 emission standards would be implemented, monitored, and enforced on the Project site. Thus, the model’s assumption that the entire off-road construction equipment fleet would meet Tier 4 Final emissions standards is incorrect.

Second, the Addendum fails to specify that the Project would comply with the more efficient Tier 4 *Final* emission standards. The United States Environmental Protection Agency (“U.S. EPA”) has slowly adopted more stringent standards to lower the emissions from off-road construction equipment since 1994. Since that time, Tier 1, Tier 2, Tier 3, Tier 4 *Interim*, and Tier 4 *Final* construction equipment have been phased in over time. Tier 4 *Final* represents the *cleanest* burning equipment and therefore has the lowest emissions compared to other tiers, including Tier 4 *Interim* equipment (see excerpt below):¹³

¹² “CEQA Portal Topic Paper Mitigation Measures.” AEP, February 2020, *available at*:

<https://ceqaportal.org/tp/CEQA%20Mitigation%202020.pdf>, p. 6.

¹³ “San Francisco Clean Construction Ordinance Implementation Guide for San Francisco Public Projects.” August 2015, *available at*:

https://www.sfdph.org/dph/files/EHSdocs/AirQuality/San_Francisco_Clean_Construction_Ordinance_2015.pdf, p.

Maximum Horsepower	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015*
25hp<50						7.1/4.1/0.60			5.6/4.4/0.45				5.6/4.1/0.32						3.5/4.3/0.02	
50hp<75									5.6/3.7/0.30				3.5/3.7/0.30						3.5/3.7/0.02	
75hp<100													3.5/3.7/0.30						3.5/3.7/0.02	
100hp<175									4.8/3.7/0.22				3.0/3.7/0.22						0.14/2.8/3.7/0.015	0.14/0.30/0.15
175hp<300									4.8/2.8/0.15				3.0/2.8/0.15						0.14/2.8/3.7/0.015	0.14/0.30/0.15
300hp<600			1.0/0.9/0.5/0.43						4.8/2.8/0.15				3.0/2.8/0.15						0.14/2.8/3.7/0.015	0.14/0.30/0.15
600hp<750									4.8/2.8/0.15				3.0/2.8/0.15						0.14/2.8/3.7/0.015	0.14/0.30/0.15
Mobile Machines > 750hp									4.8/2.8/0.15				3.0/2.8/0.15						0.14/2.8/3.7/0.015	0.14/0.30/0.15
750hp<GDI <1200hp						1.0/0.9/0.5/0.43			4.8/2.8/0.15				3.0/2.8/0.15						0.14/2.8/3.7/0.015	0.14/0.30/0.15
GDI>1200 hp									4.8/2.8/0.15				3.0/2.8/0.15						0.14/2.8/3.7/0.015	0.14/0.30/0.15

Source: derived from California Air Resources Board, http://www.arb.ca.gov/mspn/040501a/documents/OH_Hood_Diesel_Std.xls

- a) Where ARB and USEPA standards differ, the standards shown here represent the more stringent of the two.
- b) Standards given for all sizes of Tier 1 engines are hydrocarbons/oxides of nitrogen (NOx)/carbon monoxide (CO)/particulate matter (PM) in grams per brakehorsepower per hour (g/bhp-hr).
- c) Standards given for all sizes of Tier 2 and Tier 3 engines, and Tier 4 engines below 75 horsepower are non-methane hydrocarbons (NMHC)+NOx/CO/PM in g/bhp-hr.
- d) Standards given for Tier 4 engines above 75 horsepower are NMHC+NOx/CO/PM in g/bhp-hr.
- e) Engine families in this power category may alternately meet Tier 3 PM standards (0.30 g/bhp-hr) from 2006-2011 in exchange for introducing final PM standards in 2012.
- f) The implementation schedule shown is the three-year alternate 10x approach. Other schedules are available.
- g) Certain manufacturers have agreed to comply with these standards by 2005.



As demonstrated in the figure above, Tier 4 Interim equipment has greater emission levels than Tier 4 Final equipment. Therefore, by modeling construction emissions assuming nearly a full Tier 4 Final equipment fleet, the Addendum fails to account for higher emissions that may occur as a result of the use of Tier 4 Interim equipment. Since the Addendum fails to specify whether the Project will use Tier 4 Interim or Tier 4 Final equipment, it is incorrect to model emissions assuming that the more efficient Tier 4 Final equipment would be implemented.

Incorrect Application of Operational Mitigation Measures

Review of the CalEEMod output files demonstrates that the “Proposed NorthStar Specific Plan – Operation” Summer model includes following energy-, area-, and water-related operational mitigation measures (see excerpts below) (Appendix A, pp. 82, 83, 85)

Energy-Related Mitigation Measures:

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

Area-Related Mitigation Measure:

6.1 Mitigation Measures Area

Use Low VOC Cleaning Supplies

Water-Related Mitigation Measures:

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet
Install Low Flow Kitchen Faucet
Install Low Flow Toilet
Install Low Flow Shower
Use Water Efficient Irrigation System

Furthermore, review of the CalEEMod output files demonstrates that the “Proposed NorthStar Specific Plan – Operation” *Winter* model includes following mobile-, area-, and water-related operational mitigation measures (see excerpts below) (Appendix A, pp. 112, 116, 117)

Mobile-Related Mitigation Measures:

4.1 Mitigation Measures Mobile

Increase Density
Increase Diversity
Increase Transit Accessibility

Area-Related Mitigation Measure:

6.1 Mitigation Measures Area

Use Low VOC Cleaning Supplies

Water-Related Mitigation Measures:

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet
Install Low Flow Kitchen Faucet

As previously mentioned, the CalEEMod User’s Guide requires any changes to model defaults be justified.¹⁴ However, no justifications are provided by the “User Entered Comments and Non-Default Data” tables for the above-mentioned energy-, mobile-, area-, and water-related operational mitigation measures. Furthermore, review of the Project’s MMRP demonstrates that these measures are not included as formal mitigation measures (p. 223-254). As such, we cannot guarantee that they would be implemented, monitored, and enforced on the Project site. As a result, the inclusion of the above-mentioned energy-, area-, water- and waste-related operational mitigation measures in the model is

¹⁴ CalEEMod User Guide, available at: <http://www.caleemod.com/>, p. 2, 9

incorrect, and the Addendum’s CalEEMod models should not be relied upon to determine Project significance.

Updated Analysis Indicates a Potentially Significant Air Quality Impact

In an effort to more accurately estimate the Project’s construction-related and operational emissions, we prepared updated CalEEMod models, using the Project-specific information provided by the Addendum. In our updated models, we included all proposed land use types and sizes as described by the Addendum; omitted the unsubstantiated changes to the individual construction phase lengths, off-road construction equipment horsepower values, and gas fireplaces; and excluded the unsubstantiated construction-related and operational mitigation measures.

Our updated analysis estimates that the Project’s construction-related NO_x as well as operational VOC, NO_x, CO, PM₁₀, and PM_{2.5} emissions, exceed the applicable SCAQMD thresholds of 75, 55, 55, 550, 150, and 55-pounds per day (“lbs/day”), respectively (see tables below).¹⁵

Construction-Related Emissions:

Model	NO _x
Addendum Construction	53
SWAPE Construction	134
% Increase	152%
SCAQMD Regional Threshold (lbs/day)	75
Threshold Exceeded?	Yes

Operational Emissions:

Model	VOC	NO _x	CO	PM ₁₀	PM _{2.5}
Addendum Operation	123	237	625	153	43
SWAPE Operation	127	437	709	239	67
% Increase	3%	85%	13%	56%	55%
SCAQMD Regional Threshold (lbs/day)	55	55	550	150	55
Threshold Exceeded?	Yes	Yes	Yes	Yes	Yes

As you can see in the excerpt above, the Project’s construction-related NO_x, as well as operational VOC, NO_x, CO, PM₁₀, and PM_{2.5} emissions, as estimated by SWAPE, increase by approximately 152%, 3%, 85%, 13%, 56%, and 55%, respectively, and exceed the applicable SCAQMD significance thresholds. Thus, our model demonstrates that the Project would result in a potentially significant air quality impact that was not previously identified or addressed in the Addendum. As a result, an EIR should be prepared to adequately assess and mitigate the potential air quality impacts that the Project may have on the surrounding environment.

¹⁵ “South Coast AQMD Air Quality Significance Thresholds.” SCAQMD, April 2019, available at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>.

Diesel Particulate Matter Health Risk Emissions Inadequately Evaluated

The Addendum concludes that the proposed Project would have a less-than-significant health risk impact, without conducting a quantified construction or operational health risk analysis (“HRA”) (p. 66). Specifically, regarding potential health risk impacts associated with the proposed Project, the Addendum states:

“[T]he Project would not generate emissions to a level that exceeds what is included in EIR No. 470. Moreover, the proposed Project does not include any land uses that would generate substantial point source emissions during operation. As such, the Project would result in similar air quality impacts as EIR No. 470 with regard to exposing sensitive receptors located within 1 mile of the Project Site to substantial pollutant concentrations. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470” (p. 66).

As demonstrated above, the Addendum concludes that Project operation would result in a less-than-significant health risk impact, because it would “not include any land uses that would generate substantial point source emissions during operation” (p. 66). However, the Addendum’s evaluation of the Project’s potential health risk impacts, as well as the subsequent less-than-significant impact conclusion, is incorrect for three reasons.

First, the Addendum fails to quantitatively evaluate the Project’s construction-related and operational toxic air contaminant (“TAC”) emissions or make a reasonable effort to connect these emissions to potential health risk impacts posed to nearby existing sensitive receptors. Specifically, the Addendum fails to mention the Project’s construction-related TAC emissions whatsoever. This is incorrect, as construction of the proposed Project will produce emissions of diesel particulate matter (“DPM”) through the exhaust stacks of construction equipment over a potential construction period of approximately 20 months (p. 33). Furthermore, despite the Addendum’s qualitative claim that the Project’s operational TAC emissions would be less-than-significant, the Addendum Transportation Report, provided as Appendix F1 to the Addendum, indicates that the proposed land uses are expected to generate approximately 39,275 daily vehicle trips with sellout concerts, which will generate additional exhaust emissions and continue to expose nearby sensitive receptors to DPM emissions (Appendix F1, p. 42). However, the Addendum’s vague discussion of potential Project-generated DPM fails to indicate the concentrations at which such pollutants would trigger adverse health effects. Thus, without making a reasonable effort to connect the Project’s construction-related and operational TAC emissions to the potential health risks posed to nearby receptors, the Addendum is inconsistent with CEQA’s requirement to correlate the increase in emissions generated by the Project with the potential adverse impacts on human health.

Second, the Office of Environmental Health Hazard Assessment (“OEHHA”), the organization responsible for providing guidance on conducting HRAs in California, released its most recent *Risk Assessment*

Guidelines: Guidance Manual for Preparation of Health Risk Assessments in February 2015.¹⁶ This guidance document describes the types of projects that warrant the preparation of an HRA. The OEHHA document recommends that all short-term projects lasting at least two months be evaluated for cancer risks to nearby sensitive receptors. As the Project's proposed 20-month construction duration vastly exceeds the 2-month requirement set forth by OEHHA, it is clear that the Project meets the threshold warranting a quantified HRA under OEHHA guidance (p. 33). Furthermore, the OEHHA document recommends that exposure from projects lasting more than 6 months be evaluated for the duration of the project and recommends that an exposure duration of 30 years be used to estimate individual cancer risk for the maximally exposed individual resident ("MEIR"). Even though we were not provided with the expected lifetime of the Project, we can reasonably assume that the Project will operate for at least 30 years, if not more. Therefore, we recommend that health risk impacts from Project operation also be evaluated, as a 30-year exposure duration vastly exceeds the 6-month requirement set forth by OEHHA. These recommendations reflect the most recent state health risk policies, and as such, we recommend that an analysis of health risk impacts posed to nearby sensitive receptors from Project operation be included in an EIR for the Project.

Third, by claiming a less than significant impact without conducting a quantified construction or operational HRA for nearby, existing sensitive receptors, the Addendum fails to compare the excess health risk impact to the applicable SCAQMD threshold of 10 in one million and lacks evidence to support its conclusion that the health risk would be under the threshold.¹⁷ Thus, pursuant to CEQA, an analysis of the health risk posed to nearby, existing receptors from Project construction and operation should have been conducted.

Screening-Level Analysis Indicates a Potentially Significant Health Risk Impact

In order to conduct our screening-level risk analysis we relied upon AERSCREEN, which is a screening level air quality dispersion model.¹⁸ The model replaced SCREEN3, and AERSCREEN is included in the OEHHA¹⁹ and the California Air Pollution Control Officers Associated ("CAPCOA")²⁰ guidance as the appropriate air dispersion model for Level 2 health risk screening analyses ("HRSA"). A Level 2 HRSA utilizes a limited amount of site-specific information to generate maximum reasonable downwind concentrations of air contaminants to which nearby sensitive receptors may be exposed. If an unacceptable air quality hazard is determined to be possible using AERSCREEN, a more refined modeling approach is required prior to approval of the Project.

¹⁶ "Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, available at: http://oehha.ca.gov/air/hot_spots/hotspots2015.html

¹⁷ "South Coast AQMD Air Quality Significance Thresholds." SCAQMD, April 2019, available at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>.

¹⁸ U.S. EPA (April 2011) AERSCREEN Released as the EPA Recommended Screening Model, http://www.epa.gov/ttn/scram/guidance/clarification/20110411_AERSCREEN_Release_Memo.pdf

¹⁹ "Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, available at: http://oehha.ca.gov/air/hot_spots/2015/2015GuidanceManual.pdf

²⁰ CAPCOA (July 2009) Health Risk Assessments for Proposed Land Use Projects, http://www.capcoa.org/wp-content/uploads/2012/03/CAPCOA_HRA_LU_Guidelines_8-6-09.pdf.

In order to estimate the health risk impacts posed to residential sensitive receptors as a result of the Project's construction-related and operational TAC emissions, we prepared a preliminary HRA using the annual PM₁₀ exhaust estimates from SWAPE's updated CalEEMod output files. Consistent with recommendations set forth by OEHHA, we assumed residential exposure begins during the third trimester stage of life. SWAPE's updated CalEEMod model indicates that construction activities will generate approximately 1,023 pounds of DPM over the 807-day construction period. The AERSCREEN model relies on a continuous average emission rate to simulate maximum downward concentrations from point, area, and volume emission sources. To account for the variability in equipment usage and truck trips over Project construction, we calculated an average DPM emission rate by the following equation:

$$\text{Emission Rate} \left(\frac{\text{grams}}{\text{second}} \right) = \frac{1,022.8 \text{ lbs}}{807 \text{ days}} \times \frac{453.6 \text{ grams}}{\text{lbs}} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{ hour}}{3,600 \text{ seconds}} = 0.00665 \text{ g/s}$$

Using this equation, we estimated a construction emission rate of 0.00665 grams per second ("g/s"). Subtracting the 807-day construction period from the total residential duration of 30 years, we assumed that after Project construction, the sensitive receptor would be exposed to the Project's operational DPM for an additional 27.79 years, approximately. SWAPE's operational CalEEMod emissions indicate that operational activities will generate approximately 1,079 pounds of DPM per year throughout operation. Applying the same equation used to estimate the construction DPM rate, we estimated the following emission rate for Project operation:

$$\text{Emission Rate} \left(\frac{\text{grams}}{\text{second}} \right) = \frac{1,078.8 \text{ lbs}}{365 \text{ days}} \times \frac{453.6 \text{ grams}}{\text{lbs}} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{ hour}}{3,600 \text{ seconds}} = 0.0155 \text{ g/s}$$

Using this equation, we estimated an operational emission rate of 0.0155 g/s. Construction and operational activity was simulated as a 44.41-acre rectangular area source in AERSCREEN with dimensions of 998.5 by 180 meters. A release height of three meters was selected to represent the height of exhaust stacks on operational equipment and other heavy-duty vehicles, and an initial vertical dimension of one and a half meters was used to simulate instantaneous plume dispersion upon release. An urban meteorological setting was selected with model-default inputs for wind speed and direction distribution.

The AERSCREEN model generates maximum reasonable estimates of single-hour DPM concentrations from the Project site. EPA guidance suggests that in screening procedures, the annualized average concentration of an air pollutant be estimated by multiplying the single-hour concentration by 10%.²¹ According to the Addendum, the nearest sensitive receptors are located approximately 615 feet, or 187 meters, south of the Project Site (p. 159). However, review of the AERSCREEN output files demonstrates that the *maximally exposed* individual resident ("MEIR") is located approximately 500 meters from the

²¹ "Screening Procedures for Estimating the Air Quality Impact of Stationary Sources Revised." EPA, 1992, available at: http://www.epa.gov/ttn/scram/guidance/guide/EPA-454R-92-019_OCR.pdf; see also "Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf> p. 4-36.

Project site. Thus, the single-hour concentration estimated by AERSCREEN for Project construction is approximately $1.875 \mu\text{g}/\text{m}^3$ DPM at approximately 500 meters downwind. Multiplying this single-hour concentration by 10%, we get an annualized average concentration of $0.1875 \mu\text{g}/\text{m}^3$ for Project construction at the MEIR. For Project operation, the single-hour concentration estimated by AERSCREEN is $4.372 \mu\text{g}/\text{m}^3$ DPM at approximately 500 meters downwind. Multiplying this single-hour concentration by 10%, we get an annualized average concentration of $0.4372 \mu\text{g}/\text{m}^3$ for Project operation at the MEIR.

We calculated the excess cancer risk to the MEIR using applicable HRA methodologies prescribed by OEHHA. Consistent with the 807-day construction schedule, the annualized average concentration for Project construction was used for the entire third trimester of pregnancy (0.25 years) and the first 1.96 years of the infantile stage of life (0 – 2 years); and the annualized averaged concentration for operation was used for the remainder of the 30-year exposure period, which makes remaining 0.04 years of the infantile stage of life, the entire child stage of life (2 – 16 years), and the entire the adult stage of life (16 – 30 years).

Consistent with OEHHA guidance and recommended by the SCAQMD, BAAQMD, and SJVAPCD guidance, we used Age Sensitivity Factors (“ASF”) to account for the heightened susceptibility of young children to the carcinogenic toxicity of air pollution.^{22, 23, 24} According to this guidance, the quantified cancer risk should be multiplied by a factor of ten during the third trimester of pregnancy and during the first two years of life (infant), as well as multiplied by a factor of three during the child stage of life (2 – 16 years). We also included the quantified cancer risk without adjusting for the heightened susceptibility of young children to the carcinogenic toxicity of air pollution in accordance with older OEHHA guidance from 2003. This guidance utilizes a less health protective scenario than what is currently recommended by SCAQMD, the air quality district with jurisdiction over the City, and several other air districts in the state. Furthermore, in accordance with the guidance set forth by OEHHA, we used the 95th percentile breathing rates for infants.²⁵ Finally, according to SCAQMD guidance, we used a Fraction of Time At

²² “Draft Environmental Impact Report (DEIR) for the Proposed The Exchange (SCH No. 2018071058).” SCAQMD, March 2019, *available at*: <http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2019/march/RVC190115-03.pdf?sfvrsn=8>, p. 4.

²³ “California Environmental Quality Act Air Quality Guidelines.” BAAQMD, May 2017, *available at*: http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en, p. 56; see also “Recommended Methods for Screening and Modeling Local Risks and Hazards.” BAAQMD, May 2011, *available at*: <http://www.baaqmd.gov/~media/Files/Planning%20and%20Research/CEQA/BAAQMD%20Modeling%20Approach.ashx>, p. 65, 86.

²⁴ “Update to District’s Risk Management Policy to Address OEHHA’s Revised Risk Assessment Guidance Document.” SJVAPCD, May 2015, *available at*: <https://www.valleyair.org/busind/pto/staff-report-5-28-15.pdf>, p. 8, 20, 24.

²⁵ “Supplemental Guidelines for Preparing Risk Assessments for the Air Toxics ‘Hot Spots’ Information and Assessment Act,” July 2018, *available at*: <http://www.aqmd.gov/docs/default-source/planning/risk-assessment/ab2588supplementalguidelines.pdf>, p. 16.

“Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, *available at*: <https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf>

Home (“FAH”) Value of 1 for the 3rd trimester and infant receptors.²⁶ We used a cancer potency factor of 1.1 (mg/kg-day)⁻¹ and an averaging time of 25,550 days. The results of our calculations are shown below.

The Maximum Exposed Individual at an Existing Residential Receptor (MEIR)

Activity	Duration (years)	Concentration (ug/m3)	Breathing Rate (L/kg-day)	Cancer Risk without ASFs*	ASF	Cancer Risk with ASFs*
Construction	0.25	0.1875	361	2.5E-07	10	2.5E-06
3rd Trimester Duration	0.25			2.5E-07	3rd Trimester Exposure	2.5E-06
Construction	1.96	0.1875	1090	6.0E-06	10	6.0E-05
Operation	0.04	0.4372	1090	2.8E-07	10	2.8E-06
Infant Exposure Duration	2.00			6.3E-06	Infant Exposure	6.3E-05
Operation	14.00	0.4372	572	5.3E-05	3	1.6E-04
Child Exposure Duration	14.00			5.3E-05	Child Exposure	1.6E-04
Operation	14.00	0.4372	261	1.8E-05	1	1.8E-05
Adult Exposure Duration	14.00			1.8E-05	Adult Exposure	1.8E-05
Lifetime Exposure Duration	30.00			7.7E-05	Lifetime Exposure	2.4E-04

* We, along with CARB and SCAQMD, recommend using the more updated and health protective 2015 OEHHA guidance, which includes ASFs.

As demonstrated in the table above, the excess cancer risk to adults, children, infants, and during the 3rd trimester of pregnancy at the MEIR located approximately 500 meters away, over the course of Project construction and operation, utilizing ASFs, are approximately 18, 160, 63, and 2.5 in one million, respectively. The excess cancer risk over the course of a residential lifetime (30 years), utilizing ASFs, is approximately 240 in one million. The infant, child, adult, and lifetime cancer risks exceed the SCAQMD threshold of 10 in one million, thus resulting in a potentially significant impact not previously addressed or identified by the Addendum.

Utilizing ASFs is the most conservative, health-protective analysis according to the most recent guidance by OEHHA and reflects recommendations from the air district. Results without ASFs are presented in the table above, although we do not recommend utilizing these values for health risk analysis. Regardless, the excess cancer risk to adults, children, infants, and during the 3rd trimester of pregnancy at the MEIR located approximately 500 meters away, over the course of Project construction and operation, without ASFs, are approximately 18, 53, 6.3, and 0.25 in one million, respectively. The excess cancer risk over the

²⁶ “Risk Assessment Procedures for Rules 1401, 1401.1, and 212.” SCAQMD, August 2017, available at: http://www.aqmd.gov/docs/default-source/rule-book/Proposed-Rules/1401/riskassessmentprocedures_2017_080717.pdf, p. 7.

course of a residential lifetime (30 years), without ASFs, is approximately 77 in one million. The child, adult, and lifetime cancer risks, without ASFs, exceed the SCAQMD threshold of 10 in one million, thus resulting in a potentially significant impact not previously addressed or identified by the Addendum. While we recommend the use of ASFs, the Project’s cancer risk without ASFs, as estimated by SWAPE, exceeds the SCAQMD threshold regardless.

An agency must include an analysis of health risks that connects the Project’s air emissions with the health risk posed by those emissions. Our analysis represents a screening-level HRA, which is known to be conservative and tends to err on the side of health protection.²⁷ The purpose of the screening-level construction and operational HRA shown above is to demonstrate the link between the proposed Project’s emissions and the potential health risk. Our screening-level HRA demonstrates that construction and operation of the Project could result in a potentially significant health risk impact, when correct exposure assumptions and up-to-date, applicable guidance are used. Therefore, since our screening-level HRA indicates a potentially significant impact, the City should prepare a Project-specific EIR with an HRA which makes a reasonable effort to connect the Project’s air quality emissions and the potential health risks posed to nearby receptors. Thus, the City should prepare an updated, quantified air pollution model as well as an updated, quantified refined health risk analysis which adequately and accurately evaluates health risk impacts associated with both Project construction and operation.

Greenhouse Gas

Failure to Adequately Evaluate Greenhouse Gas Impacts

The Addendum estimates that the proposed Project would result in net annual greenhouse gas (“GHG”) emissions of 83,442 metric tons of carbon dioxide equivalents per year (“MT CO₂e/year”) (see excerpt below) (p. 121).

Table 11
Operational Proposed Specific Plan Greenhouse Gas Emissions

Source	MTCO ₂ e per year
Construction (amortized)	154
Area	14
Energy	19,422
Mobile	58,750
Waste	920
Water	4,182
TOTAL	83,442

Source: Refer to Appendix C for operational GHG calculation sheets.
Notes: GHG = greenhouse gas; MTCO₂e = metric tons of carbon dioxide equivalent.

²⁷ “Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>, p. 1-5

As a result, the Addendum concludes that the Project's net annual GHG emissions would exceed the City's Climate Action Plan ("CAP") screening threshold of 3,000 MT CO₂e per year. Specifically, the Addendum states:

"Any project that exceeds the 3,000 MTCO₂e per year threshold has been determined by the CAP to create significant levels of GHG emissions that can be mitigated by garnering a minimum of 100 points of mitigation measures from the CAP's Screening Tables. According to the CAP, projects that implement 100 points of mitigation measures from the Screening Tables would be determined to have a less than significant individual impact for GHG emissions.

The analysis of the impacts associated with the proposed Specific Plan followed the two-step CAP process described above. Based on the Project-specific analysis, the operational plus amortized construction emissions associated with the proposed Specific Plan would generate 83,442 MTCO₂e per year, which would exceed the CAP's screening threshold of 3,000 MTCO₂e per year without implementing measures from the screening tables to reduce the emissions associated with the proposed Specific Plan. According to the CAP, projects that implement 100 points of mitigation measures from the Screening Tables are determined to have a less than significant individual impact for GHG emissions. As such, the option selected to determine GHG impacts is an analysis pursuant to the Screening Tables, as shown in Table 12: County of Riverside Greenhouse Gas Screening Table" (p. 122).

As demonstrated above, the Addendum relies upon a screening table analysis to demonstrate the Project's consistency with the County of Riverside Climate Action Plan ("CAP"). However, the Addendum's screening table analysis, as well as the subsequent less-than-significant GHG impact conclusion, is insufficient for three reasons.

First, the Addendum concludes that the Project would satisfy measure EE5.B.4, "Appliances," stating:

"The Project will satisfy this measure by adhering to the Riverside County General Plan Energy Efficiency and Conservation policy AQ 5.2 which adopts incentives and/or regulations to enact energy conservation requirements for private and public developments" (p. 123).

However, this response is insufficient. Simply stating that the Project would comply with Riverside County General Plan Energy Efficiency and Conservation policy AQ 5.2 does not demonstrate that the Project would satisfy the screening table measure. According to the Association of Environmental Professionals' ("AEP") *CEQA Portal Topic Paper* on mitigation measures:

"By definition, mitigation measures are not part of the original project design. Rather, mitigation measures are actions taken by the lead agency to reduce impacts to the environment resulting from the original project design. Mitigation measures are identified by the lead agency after the

project has undergone environmental review and are above-and-beyond existing laws, regulations, and requirements that would reduce environmental impacts” (emphasis added).²⁸

As you can see in the excerpt above, mitigation measures “are not part of the original project design” and should go “above-and-beyond” existing regulatory requirements. As a result, we cannot verify that the Project would satisfy measure EE5.B.4 of the CAP screening table solely on the basis of Project compliance with City policy.

Second, the Addendum concludes that the Project would satisfy measure EE10.A.2, “Windows,” stating:

“The proposed Arena would satisfy this measure by providing enhanced window insulation” (p. 124).

However, this response is insufficient, as enhanced window insulation is not formally included as a mitigation measure. According to the AEP *CEQA Portal Topic Paper* on mitigation measures:

“By definition, mitigation measures are not part of the original project design... [A] good practice is to include those project design feature(s) that address environmental impacts in the mitigation monitoring and reporting program (MMRP). Often the MMRP is all that accompanies building and construction plans through the permit process. If the design features are not listed as important to addressing an environmental impact, it is easy for someone not involved in the original environmental process to approve a change to the project that could eliminate one or more of the design features without understanding the resulting environmental impact” (emphasis added).²⁹

Accordingly, design features that address environmental impacts, but are not included as formal mitigation measures, may be eliminated from the Project altogether. Thus, as the above-mentioned mitigation measure is not formally included as a mitigation measure in the Project’s mitigation monitoring and reporting program (“MMRP), we cannot guarantee that it would be implemented, monitored, and enforced on the Project site. As the Addendum’s responses to measures EE10.A.3, EE10.B.2, EE10.B.4, EE10.B.6, EE10.B.7, W2.D.1, W2.E.1, W2.E.3, W2.F.1, and T2.B.1 are similarly insufficient for the reason described above, we cannot verify that the Project would satisfy 100 points of CAP screening table mitigation measures.

Third, the Addendum concludes that the Project would satisfy measure EE10.A.4, “Air Infiltration,” stating:

“The proposed Arena would satisfy this measure” (p. 124).

²⁸ “CEQA Portal Topic Paper Mitigation Measures.” AEP, February 2020, available at: <https://ceqaportal.org/tp/CEQA%20Mitigation%202020.pdf>, p. 5.

²⁹ “CEQA Portal Topic Paper Mitigation Measures.” AEP, February 2020, available at: <https://ceqaportal.org/tp/CEQA%20Mitigation%202020.pdf>, p. 5-6.

However, this response is insufficient, as it fails to substantiate *how* the Project would satisfy the measure or provide information regarding the specific actions that would be required in order to implement the measure. As the Addendum’s responses to measures W2.D.2, W2.E.2, T3.A.1, T3.A.2, T3.A.3, T3.A.4, T1.F.1, and S1.B.1 are similarly insufficient for the reason described above, we cannot verify that the Project would satisfy 100 points of CAP screening table mitigation measures. Thus, the Addendum’s screening table analysis, as well as the subsequent less-than-significant GHG impact conclusion, should not be relied upon. An EIR should be prepared to provide additional information and analysis demonstrating the Project would satisfy 100 points of CAP screening table mitigation measures.

Feasible Mitigation Measures Available to Reduce Emissions

Our analysis demonstrates that the Project would result in potentially significant air quality, health risk, and GHG impacts that should be mitigated further. In an effort to reduce the Project’s emissions, we identified several mitigation measures that are applicable to the proposed Project. Feasible mitigation measures can be found in CAPCOA’s *Quantifying Greenhouse Gas Mitigation Measures*.³⁰ Therefore, to reduce the Project’s emissions, consideration of the following measures should be made:

<i>CAPCOA’s Quantifying Greenhouse Gas Mitigation Measures</i> ³¹
Measures – Energy
<i>Building Energy Use</i>
Install Programmable Thermostat Timers
Obtain Third-party HVAC Commissioning and Verification of Energy Savings
Install Energy Efficient Boilers
<i>Lighting</i>
Install Higher Efficacy Public Street and Area Lighting
Limit Outdoor Lighting Requirements
<i>Alternative Energy Generation</i>
Establish Onsite Renewable or Carbon-Neutral Energy Systems
Establish Onsite Renewable Energy System – Solar Power
Utilize a Combined Heat and Power System
Measures – Transportation
<i>Land Use/Location</i>
Increase Density
Increase Location Efficiency

³⁰ <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

³¹ “Quantifying Greenhouse Gas Mitigation Measures.” California Air Pollution Control Officers Association (CAPCOA), August 2010, available at: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>, p.

Increase Destination Accessibility
Increase Transit Accessibility
Locate Project near Bike Path/Bike Lane
<i>Neighborhood/Site Enhancements</i>
Provide Traffic Calming Measures, such as: <ul style="list-style-type: none"> • Marked crosswalks • Count-down signal timers • Curb extensions • Speed tables • Raised crosswalks • Raised intersections • Median islands • Tight corner radii • Roundabouts or mini-circles • On-street parking • Planter strips with trees • Chicanes/chokers
Create Urban Non-Motorized Zones
Incorporate Bike Lane Street Design (on-site)
Provide Bike Parking in Non-Residential Projects
Provide Bike Parking with Multi-Unit Residential Projects
<i>Parking Policy/Pricing</i>
Limit Parking Supply through: <ul style="list-style-type: none"> • Elimination (or reduction) of minimum parking requirements • Creation of maximum parking requirements • Provision of shared parking
Unbundle Parking Costs from Property Cost
Implement Market Price Public Parking (On-Street)
Require Residential Area Parking Permits
<i>Commute Trip Reduction Programs</i>
Implement Commute Trip Reduction (CTR) Program – Voluntary <ul style="list-style-type: none"> • Carpooling encouragement • Ride-matching assistance • Preferential carpool parking • Flexible work schedules for carpools • Half time transportation coordinator

<ul style="list-style-type: none"> • Vanpool assistance • Bicycle end-trip facilities (parking, showers and lockers) • New employee orientation of trip reduction and alternative mode options • Event promotions and publications • Flexible work schedule for employees • Transit subsidies • Parking cash-out or priced parking • Shuttles • Emergency ride home
<p>Implement Commute Trip Reduction (CTR) Program – Required Implementation/Monitoring</p> <ul style="list-style-type: none"> • Established performance standards (e.g. trip reduction requirements) • Required implementation • Regular monitoring and reporting
<p>Provide Ride-Sharing Programs</p> <ul style="list-style-type: none"> • Designate a certain percentage of parking spaces for ride sharing vehicles • Designating adequate passenger loading and unloading and waiting areas for ride-sharing vehicles • Providing a web site or messaging board for coordinating rides • Permanent transportation management association membership and funding requirement.
<p>Implement Subsidized or Discounted Transit Program</p>
<p>Provide End of Trip Facilities, including:</p> <ul style="list-style-type: none"> • Showers • Secure bicycle lockers • Changing spaces
<p>Encourage Telecommuting and Alternative Work Schedules, such as:</p> <ul style="list-style-type: none"> • Staggered starting times • Flexible schedules • Compressed work weeks
<p>Implement Commute Trip Reduction Marketing, such as:</p> <ul style="list-style-type: none"> • New employee orientation of trip reduction and alternative mode options • Event promotions • Publications
<p>Implement Preferential Parking Permit Program</p>
<p>Implement Car-Sharing Program</p>
<p>Provide Employer-Sponsored Vanpool/Shuttle</p>
<p>Price Workplace Parking, such as:</p> <ul style="list-style-type: none"> • Explicitly charging for parking for its employees; • Implementing above market rate pricing;

<ul style="list-style-type: none"> Validating parking only for invited guests; Not providing employee parking and transportation allowances; and Educating employees about available alternatives.
Implement Employee Parking “Cash-Out”
Transit System Improvements
<p>Transit System Improvements, including:</p> <ul style="list-style-type: none"> Grade-separated right-of-way, including bus only lanes (for buses, emergency vehicles, and sometimes taxis), and other Transit Priority measures. Some systems use guideways which automatically steer the bus on portions of the route. Frequent, high-capacity service High-quality vehicles that are easy to board, quiet, clean, and comfortable to ride. Pre-paid fare collection to minimize boarding delays. Integrated fare systems, allowing free or discounted transfers between routes and modes. Convenient user information and marketing programs. High quality bus stations with Transit Oriented Development in nearby areas. Modal integration, with BRT service coordinated with walking and cycling facilities, taxi services, intercity bus, rail transit, and other transportation services.
<p>Implement Transit Access Improvements, such as:</p> <ul style="list-style-type: none"> Sidewalk/crosswalk safety enhancements Bus shelter improvements
Expand Transit Network
Increase Transit Service Frequency/Speed
Provide Local Shuttles
Road Pricing/Management
Implement Area or Cordon Pricing
<p>Improve Traffic Flow, such as:</p> <ul style="list-style-type: none"> Signalization improvements to reduce delay; Incident management to increase response time to breakdowns and collisions; Intelligent Transportation Systems (ITS) to provide real-time information regarding road conditions and directions; and Speed management to reduce high free-flow speeds.
Required Project Contributions to Transportation Infrastructure Improvement Projects
Vehicles
Utilize Electric or Hybrid Vehicles
Measures – Water
Water Supply

Use Reclaimed Water
Use Gray Water
Use Locally Sourced Water Supply
Water Use
Install Low-Flow Water Fixtures
Adopt a Water Conservation strategy
Use Water-Efficient Landscape Irrigation Systems (“Smart” irrigation control systems)
Reduce Turf in Landscapes and Lawns
Measures – Area Landscaping
Landscaping Equipment
Prohibit Gas Powered Landscape Equipment
Implement Lawnmower Exchange Program
Electric Yard Equipment Compatibility
Measures – Solid Waste
Solid Waste
Institute Recycling and Composting Services
Recycle Demolished Construction Material
Measures – Vegetation
Vegetation
Urban Tree Planting
Create New Vegetated Open Space
Measures – Construction
Construction
Urban Tree Planting
Limit Construction Equipment Idling Beyond Regulation Requirements
Institute a Heavy-Duty Off-Road Vehicle Plan, including: <ul style="list-style-type: none"> • Construction vehicle inventory tracking system; • Requiring hour meters on equipment; • Document the serial number, horsepower, manufacture age, fuel, etc. of all onsite equipment; and • Daily logging of the operating hours of the equipment.
Implement a Construction Vehicle Inventory Tracking System
Measures – Miscellaneous

Miscellaneous
<p>Establish a Carbon Sequestration Project, such as:</p> <ul style="list-style-type: none"> • Geologic sequestration or carbon capture and storage techniques, in which CO₂ from point sources is captured and injected underground; • Terrestrial sequestration in which ecosystems are established or preserved to serve as CO₂ sinks; • Novel techniques involving advanced chemical or biological pathways; or • Technologies yet to be discovered.
Use Local and Sustainable Building Materials
<p>Require Environmentally Responsible Purchasing, such as:</p> <ul style="list-style-type: none"> • Purchasing products with sustainable packaging; • Purchasing post-consumer recycled copier paper, paper towels, and stationary; • Purchasing and stocking communal kitchens with reusable dishes and utensils; • Choosing sustainable cleaning supplies; • Leasing equipment from manufacturers who will recycle the components at their end of life; • Choosing ENERGY STAR appliances and Water Sense-certified water fixtures; • Choosing electronic appliances with built in sleep-mode timers; • Purchasing 'green power' (e.g. electricity generated from renewable or hydropower) from the utility; and • Choosing locally-made and distributed products.

Furthermore, in an effort to reduce the Project's emissions, we identified several mitigation measures that are applicable to the proposed Project from NEDC's *Diesel Emission Controls in Construction Projects*.³² Therefore, to reduce the Project's emissions, consideration of the following measures should be made:

NEDC's Diesel Emission Controls in Construction Projects³³
Measures – Diesel Emission Control Technology
<p>a. Diesel Onroad Vehicles All diesel nonroad vehicles on site for more than 10 total days must have either (1) engines that meet EPA onroad emissions standards or (2) emission control technology verified by EPA or CARB to reduce PM emissions by a minimum of 85%.</p>
<p>b. Diesel Generators All diesel generators on site for more than 10 total days must be equipped with emission control technology verified by EPA or CARB to reduce PM emissions by a minimum of 85%.</p>

³² "Diesel Emission Controls in Construction Projects." Northeast Diesel Collaborative (NEDC), December 2010, available at: <https://www.epa.gov/sites/production/files/2015-09/documents/nedc-model-contract-sepcification.pdf>.

³³ "Diesel Emission Controls in Construction Projects." Northeast Diesel Collaborative (NEDC), December 2010, available at: <https://www.epa.gov/sites/production/files/2015-09/documents/nedc-model-contract-sepcification.pdf>.

<p>c. Diesel Nonroad Construction Equipment</p> <p>i. All diesel nonroad construction equipment on site for more than 10 total days must have either (1) engines meeting EPA Tier 4 nonroad emission standards or (2) emission control technology verified by EPA or CARB for use with nonroad engines to reduce PM emissions by a minimum of 85% for engines 50hp and greater and by a minimum of 20% for engines less than 50hp.</p>
<p>d. Upon confirming that the diesel vehicle, construction equipment, or generator has either an engine meeting Tier 4 non road emission standards or emission control technology, as specified above, installed and functioning, the developer will issue a compliance sticker. All diesel vehicles, construction equipment, and generators on site shall display the compliance sticker in a visible, external location as designated by the developer.</p>
<p>Measures – Additional Diesel Requirements</p>
<p>a. Construction shall not proceed until the contractor submits a certified list of all diesel vehicles, construction equipment, and generators to be used on site. The list shall include the following:</p> <ul style="list-style-type: none"> i. Contractor and subcontractor name and address, plus contact person responsible for the vehicles or equipment. ii. Equipment type, equipment manufacturer, equipment serial number, engine manufacturer, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. iii. For the emission control technology installed: technology type, serial number, make, model, manufacturer, EPA/CARB verification number/level, and installation date and hour-meter reading on installation date.
<p>b. If the contractor subsequently needs to bring on site equipment not on the list, the contractor shall submit written notification within 24 hours that attests the equipment complies with all contract conditions and provide information.</p>
<p>c. All diesel equipment shall comply with all pertinent local, state, and federal regulations relative to exhaust emission controls and safety.</p>
<p>d. The contractor shall establish generator sites and truck-staging zones for vehicles waiting to load or unload material on site. Such zones shall be located where diesel emissions have the least impact on abutters, the general public, and especially sensitive receptors such as hospitals, schools, daycare facilities, elderly housing, and convalescent facilities.</p>
<p>Reporting</p>
<p>a. For each onroad diesel vehicle, nonroad construction equipment, or generator, the contractor shall submit to the developer’s representative a report prior to bringing said equipment on site that includes:</p> <ul style="list-style-type: none"> i. Equipment type, equipment manufacturer, equipment serial number, engine manufacturer, engine model year, engine certification (Tier rating), horsepower, and engine serial number. ii. The type of emission control technology installed, serial number, make, model, manufacturer, and EPA/CARB verification number/level. iii. The Certification Statement signed and printed on the contractor’s letterhead.
<p>b. The contractor shall submit to the developer’s representative a monthly report that, for each onroad diesel vehicle, nonroad construction equipment, or generator onsite, includes:</p> <ul style="list-style-type: none"> i. Hour-meter readings on arrival on-site, the first and last day of every month, and on off-site date. ii. Any problems with the equipment or emission controls. iii. Certified copies of fuel deliveries for the time period that identify: <ul style="list-style-type: none"> 1. Source of supply 2. Quantity of fuel 3. Quality of fuel, including sulfur content (percent by weight)

These measures offer a cost-effective, feasible way to incorporate lower-emitting design features into the proposed Project, which subsequently, reduce emissions released during Project construction and operation. An EIR should be prepared to include all feasible mitigation measures, as well as include an updated health risk and GHG analysis to ensure that the necessary mitigation measures are implemented to reduce emissions to below thresholds. The EIR should also demonstrate a commitment to the implementation of these measures prior to Project approval, to ensure that the Project's significant emissions are reduced to the maximum extent possible.

Disclaimer

SWAPE has received limited discovery regarding this project. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,



Matt Hagemann, P.G., C.Hg.



Paul E. Rosenfeld, Ph.D.

Attachment A:	SWAPE Health Risk Calculations
Attachment B:	SWAPE Project CalEEMod Modeling
Attachment C:	SWAPE Project AERSCREEN Modeling
Attachment D:	Paul Rosenfeld CV
Attachment E:	Matt Hagemann CV



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April 21, 2021

VIA ELECTRONIC MAIL

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Re: SoCal Arena Company, LLC Arena Project – Comments on Addendum to the Northstar Specific Plan Final Environmental Impact Report No. 470 (SCH#2005011054)

Dear Mr. Brady:

On behalf of the City of Palm Desert (City), we submit the following comments on the Addendum to the 2006 Northstar Specific Plan Final Environmental Impact Report No. 470 (SCH#2005011054), dated March 2021, which was prepared in connection with SoCal Arena Company, LLC's application for (1) Specific Plan Amendment (SP00343A02), (2) General Plan Amendment (GPA200005 and OAP2001271), (3) Plot Plan (PPT200021), (4) Tentative Parcel Map (38040), and (5) Change of Zone (CZ2000025) (the Project). As stated in the Addendum, the purpose of the Project is to "accommodate the addition of a new Planning Area 11, which would allow the development of a new multi-purpose arena, event center, and hockey training facility with practice ice, surface parking, and retail skate shop [(collectively referred to as the "Arena")], on approximately 44.41-acres." The Arena is proposed to have a capacity of up to 11,000 attendees and will hold 184 events of varying sizes throughout the year.

Based on the comments set forth below, the City believes that the Addendum fails to comply with the requirements of the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000, *et seq.*), and the State of California Guidelines for CEQA (14 Cal. Code Regs. § 15000, *et seq.*). Specifically, an addendum to a previously prepared environmental impact report (EIR) is only permitted when "some changes or additions are necessary or none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." (CEQA Guidelines § 15164.) A subsequent EIR is required when there are substantial changes to the project or the circumstances under which the project is undertaken requiring major revisions to

the previous EIR due to new significant environmental effects or a substantial increase in previously identified significant effects. (CEQA Guidelines § 15162.) A subsequent EIR is also required if new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, shows new or substantially more severe significant effects, or new or different feasible mitigation measures that could reduce impacts. (*Id.*) As explained further below, the City believes that the Project triggers the requirement to prepare a subsequent EIR in order to fully disclose, analyze, and mitigate impacts from the Project, including those impacts that will have a direct adverse impact on the City, its residents, and its visitors.

Accordingly, the City requests that the County suspend any further consideration of the Project until a subsequent EIR that fully discloses, analyzes, and attempts to mitigate the impacts of the Project has been prepared and circulated for public review and comment. The City objects to any further action by the County on the Project until the necessary and proper environmental review has been completed.

The City requests that written responses to each of the following comments be provided in accordance with CEQA Guidelines section 15088.

I. The Addendum Suggests Impermissible Post Hoc Rationalization

The law is clear that “before conducting CEQA review, agencies must not take any action that significantly furthers a project in a manner that forecloses alternatives or mitigation measures that would ordinarily be part of CEQA review for that public project.” (*Save Tara v. City of West Hollywood*, 45 Cal.4th 116, 138 (2008) [internal quotations omitted]; CEQA Guidelines § 15004(b)(2)(B).)

The use of an Addendum when a subsequent EIR is appropriate is an indication of the County rushing to rationalize a decision that appears to have already been made. The County has reason to want an expedited review. The Project proponent is advertising on its website that the Arena will be open for the 2022 National Hockey League Season.¹ The Addendum, and its cursory treatment of significant impacts requiring further analysis and mitigation, suggests that the County has already committed to approving the Project, thus rendering this environmental review process impermissible post hoc rationalization. We urge the County not to disregard its obligations as a lead agency under CEQA and instead to require proper environmental review of the Project.

¹ (See <https://www.ahlpalmsprings.com/> [“The American Hockey League has awarded its 32nd Franchise to the Coachella Valley, which will take the ice in 2022 at the Greater Palm Springs Arena.”].)

II. The 2005 EIR is Outdated

The prior EIR was prepared in 2005. The environmental setting on which the prior analysis was based has changed in the 16 years since certification of that EIR. For one, the “future home of a private high school” noted in the Notice of Preparation of a Draft Environmental Impact Report for the 2005 EIR has been developed into Xavier College Prep. (See County of Riverside, Transportation and Land Management Agency, Planning Department, Agency Notice of Preparation of a Draft Environmental Impact Report 6 (January 5, 2005).) The Coachella Valley Multi-Species Habitat Conservation Plan has been adopted and amended. Other aspects of the environmental setting have changed as well but the current environmental setting is not clear due to the reliance on the 2005 EIR. Establishing the current environmental setting is crucial to the CEQA analysis, as it serves as the baseline for the assessment of impacts.

The CEQA Guidelines, Appendix G, also has been amended in several categories since certification of the EIR. In particular, evaluation of greenhouse gas emissions and vehicle miles traveled was not expressly required when the 2005 EIR was certified. The following threshold criteria also were not previously analyzed under the 2005 EIR:

- Aesthetics (c)
- Biological Resources (g)
- Energy (a), (b)
- Soils (c),
- Tribal Cultural Resources (a), (b)
- Transportation (c)

Other criteria have been amended since certification of the 2005 EIR as well:

- Air Quality
- Hydrology and Water Quality
- Population and Housing

The County asserts there was enough information in the 2005 EIR about then-existing conditions that “with the exercise of reasonable diligence” information on the impacts under subsequently added or modified criteria was “readily available to the public.” Despite this, the County attempts to address these issues for the first time in the Addendum. This clearly demonstrates how outdated the 2005 EIR is and the need for a more thorough analysis under a subsequent EIR.

III. The Arena Project Presents New and More Severe Significant Impacts Requiring Analysis Under a Subsequent or Supplemental EIR

Under CEQA, a subsequent EIR is required when there are substantial changes to the project or the circumstances under which the project is undertaken requiring major revisions to the previous EIR due to new significant environmental effects or a substantial increase in previously identified significant effects. (CEQA Guidelines § 15162.) A subsequent EIR is also required if new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, shows new or substantially more severe significant effects, or new or different feasible mitigation measures. (*Id.*)

An addendum is only appropriate if the criteria for a subsequent EIR are not met based on substantial evidence. The use of an addendum, though convenient for the preparing agency, has meaningful and detrimental consequences if used inappropriately. An addendum is not required to be circulated for public comment as a subsequent EIR is, additional tribal consultation does not have to be performed (which is particularly significant when the prior EIR predates the consultation requirements of Assembly Bill 52 as the 2005 EIR does), and further alternatives analysis is not required. By using an Addendum when an EIR is warranted, the County is forcing the public to review thousands of pages of technical analysis over the course of a few days, only recently expanded by an additional two weeks. This is still an insufficient amount of time and deprives the public and decisionmakers of an opportunity for meaningful public engagement on the Project which will have significant impacts for years to come.

The Project proposes an Arena, which is a significantly different use than the office park contemplated under the currently-approved Specific Plan. The Addendum attempts to classify this as a less intensive use, but when used at capacity or for larger events the Arena will draw more people to the Project site at one time and at different hours than an office park. The office park use under the current Specific Plan would operate five days a week. While the Arena would host events on fewer total days a year, it would include much more intensive uses on event days. The Addendum looks to annual averages for key impacts and fails to grapple with impacts caused by this different impact distribution.

There are over 2000 pages of appendices attached to the Addendum (including a new Air Quality Study, Geotechnical Exploration Report, Greenhouse Gas Model Outputs, Drainage and Hydrology evaluations, Noise Study, Transportation Analysis, Water Supply Assessment, Biological Resources Report, and Cultural Resources Report) and intended to address issues or information missing from the 2005 EIR analysis and relevant to the Project. The sheer volume of these additional studies accompanying the Addendum demonstrates that the changes to the Project and the circumstances surrounding the Project are substantial and require analysis in a

subsequent EIR. This is supported by the fact that the 2005 environmental review is an EIR. The 2005 EIR was also evaluating a change to the Specific Plan to allow for a different mix of uses. At that time the County thought it appropriate to engage in a full EIR to evaluate a different mix of uses in the Specific Plan, and that still holds true for the Project.

As discussed in greater detail below, there are several issue areas in which the Addendum fails to demonstrate with substantial evidence that none of the criteria in Section 15162 calling for preparation of a subsequent EIR has been met. Thus, the County has failed to provide, as required, an “explanation of [its] decision not to prepare a subsequent EIR [that is] supported by substantial evidence.” (CEQA Guidelines § 15164(e).)

A. Public Services Impacts

The Addendum fails to adequately analyze potential impacts to public services resulting from the Project, which will allow for events approximately every other day (184 events per year) in an area that currently experiences no activity at all. The Addendum’s failure to meaningfully address these issues renders the analysis deficient under CEQA.

Fire Services— The fire stations closest to the Project are located east, off Washington Street, and west, in Thousand Palms. Neither station can currently meet the County’s four-minute response time to the Project site. According to the Addendum, a new facility is already planned by Riverside County Fire Department to meet increased demand for fire services. (Addendum at 171.) The Addendum acknowledges the Riverside County Fire Department found “the Arena would generate additional calls for service that would contribute to the need for [a] new facility.” Based on that, the Addendum concludes the Project “would contribute to cumulative impacts from growth in the area.” (Addendum at 171.) But the Addendum does not explain the level of increase anticipated from the conversion of office park uses to an Arena or whether the new facility has enough capacity, including other known and anticipated growth, to accommodate and address the additional calls for service caused by the Arena. Indeed, the new University area station would currently respond to 1,300 calls annually within the four-minute response window if it were available, and 3,500 calls annually within the five-minute window, which does not even account for calls generated not only at the Project but from traffic accidents resulting from Project traffic. It is not clear from the analysis offered whether the Arena proposed by the Project would result in a substantial increase in the severity of the previously identified significant effect on fire services. Thus, the Addendum’s determination that “implementation of the proposed Project would not result in any project or cumulative new impacts or increase the severity of a previously identified significant impact as analyzed in the [2005 EIR]” is not supported by substantial evidence.

Furthermore, the Addendum's conclusion that the Project's payment of development impact fees would sufficiently address the Project's impacts to fire services is false. The University station is still in the planning stages and, under current conditions, would take approximately two to four years to plan and build. This leaves years of impacts unaddressed and unmitigated because any new fire station facility will not be built based on the Arena's targeted opening date. The development impact fees resulting from the Project also will be insufficient by several million dollars to account not only for the construction of the facility but its annual operating costs, thus further imperiling its ability to adequately serve the Project. (See Attachment A.)

Sheriff Services—The Addendum states that the Project would be required to comply with the mitigation measures identified in the 2005 EIR, including the payment of development impact fees. The Addendum does not address whether the Arena use would increase the calls for police services similar to those for fire services. Instead, the Addendum focuses on population growth, stating the Project, “would not result in unplanned population growth and would have no significant effects on police protection services on a project or cumulative level. Accordingly, there would be no new impact to sheriff protection services associated with the proposed Project.” (Addendum at 173.) Based on this circular and conclusory statement, the Addendum finds “implementation of the proposed Project would not result in any project or cumulative new impacts or increase the severity of a previously identified significant impact as analyzed in [the 2005 EIR].” This analysis does not address whether the Arena proposed by the Project would result in a substantial increase in the severity of the previously identified significant effect on sheriff services. Thus, the Addendum's conclusions are not supported by substantial evidence.

In fact, based on evidence from other venues with similar facilities or event concentrations, including Ontario (Toyota Arena), Lake Elsinore (Diamond Stadium), and Indio (multiple events ranging from the Coachella Arts and Music Festival to special events at the polo grounds), the Project is likely to result in 25-45 public safety calls annually. (See Attachment A.) The County currently has one Sheriff's deputy assigned to the unincorporated area north of Palm Desert. That deputy is based out of the Thermal station, and is responsible for a wide area of County lands far beyond Palm Desert, from Sky Valley to the east end of the County. (See Attachment A.) Thus, it is questionable at best that a single deputy will be able to respond to the dozens of calls for service that will be generated by the Project.

Surrounding Area—Under the 2005 EIR, impacts to public services were found not to be significant but only with mitigation measures in place. Such mitigation measures include payment of development impacts fees to the County. The Addendum merely incorporates these mitigation measures for the Project without analyzing whether the Arena would result in an increase in demand for public services, including fire and sheriff services from neighboring incorporated areas such as the City, whose emergency response services are inextricably tied with the Project's demand. The City expects an increase in collisions, citations, and arrests off-

site from the Project associated with attendees arriving to and leaving from the Project. The City estimates that approximately 38% of Project traffic will occur in Palm Desert, equating to 383,358 trips annually. Based on the number of collisions the City currently experiences annually for its 97,900 daily trips, the Project could result in as many as 2,525 collision calls for the police department annually on City streets. (See Attachment A.) The City anticipates needing to hire three new officers to handle increased demand for police services due to the Arena. Additionally the City of Palm Desert's fire department estimates the need to plan for 1,000-1,500 calls to the Arena based on the anticipated number of events. The Addendum fails to grapple with or mitigate any of these impacts.

These concerns over public safety impacts do not come from the City of Palm Desert alone. The City of Cathedral City, in whose sphere of influence the Project site is located, "share[s] the concerns expressed by Palm Desert regarding the provision of local services to the area" and supports efforts to "make sure that the ability to serve is carefully considered during the County review process and that consideration is given to the cost to provide the required services, especially in Public Safety." (See Attachment B.)

Mitigation—With respect to each of these public services discussed above, the Addendum fails to consider what additional mitigation may be appropriate due to the increased demand from the Arena. The mitigation instead is based on outdated analysis premised on an office park land use, not an arena use with large-scale events drawing thousands of attendees nearly every other day.

In short, the Addendum's analysis of impacts to Public Services and its conclusion that there are no new or more severe significant impacts is not supported by substantial evidence.

B. Transportation and Traffic Impacts

Severity of Impacts from Events—The Addendum leans on the fact that a special event scenario was evaluated under the 2005 EIR for a major golf tournament expected to bring an estimated 30,000-50,000 spectators. Under that scenario, the 2005 EIR "identified (6) intersections in the area projected to operate at a LOS 'F'." The 2005 EIR also identified mitigation to address these impacts but found "impacts to transportation when a major golf tournament is held would be significant and unavoidable on a direct and cumulative basis." (Addendum at 183 [quoting the 2005 EIR].) The 2005 EIR also identified a significant and unavoidable impact from the golf tournament to road maintenance. (Addendum at 188.) The Addendum concludes that because the number of persons drawn to an Arena event is lower than the estimated level of attendance for the golf tournament, the Project does not result in new or increased transportation impacts. But the Arena use is an event use *in addition* to the golf course event, with multiple large events occurring approximately 184 times over the course of a year. The Arena events are also distinct

from the golf tournament in that they are regular and recurring. The Addendum entirely fails to analyze the transportation impacts when there is both a golf tournament and an Arena event at the same time, including whether that combined impact would be a substantial increase in the significant unavoidable transportation impact identified by the 2005 EIR. The Addendum also does not analyze whether the regular and recurring Arena events, when considered over a year, result in a substantial increase in transportation impacts or a significant change in the distribution of impacts given the location of the Arena and its ingress and egress, which is different from the golf course. Thus, there is no substantial evidence supporting the finding that the previously identified significant unavoidable impact is not substantially increased by the Project.

Significantly, we understand that the original plans to place the Arena near Palm Springs ultimately were scuttled due in part to traffic and parking issues, with the applicant's own representative citing these concerns.² Yet, the County has chosen not to meaningfully study or mitigate these impacts for the proposed location adjacent to Palm Desert. There is no reason to believe that traffic and parking impacts will be any less at this location, or that the County does not have the obligation to fully analyze and mitigate these impacts here.

Vehicle Miles Traveled—The 2005 EIR also did not evaluate the vehicles miles traveled (VMT) in its transportation impact analysis. This is because 16 years ago, transportation impacts were assessed by level of service, not VMT. Now agencies are required to analyze VMT. The Addendum performed the missing VMT analysis for the current Specific Plan and the Project and found that the Project would result in a 0.3% increase in total VMT over the current Specific Plan. Because this is less than 1%, the Addendum concluded that the Project would not result in a new impact or increase the severity of a previously identified significant impact. There are several problems with this analysis.

First, the Addendum provides no explanation or substantial evidence to support its use of a 1% VMT threshold for when an increase in VMT is substantial.

Second, the Addendum fails to state whether the post hoc analysis of the current Specific Plan resulted in a significant unavoidable impact or whether independent of the comparison, the impacts from the Project are significant and unavoidable. Given that the 2005 EIR failed to analyze VMT impacts, the Project's VMT impacts, if significant and unavoidable, would result in

² The Patch, City News Service, September 16, 2020 article (available at <https://patch.com/california/palmdesert/plans-palm-springs-sports-arena-shift-palm-desert-area>) ["Oak View Group CEO and co-founder Tim Leiweke told the Desert Sun that the company's partnership with the Agua Caliente Band of Cahuilla Indians "ultimately unwound." [¶] He also cited concerns over parking and traffic in downtown Palm Springs as hindering the original plans."].

a new significant impact requiring analysis under a subsequent EIR. The Addendum does not address this and instead focuses on the comparison of the two VMTs.

Third, the Addendum states that “[s]ince the arena events vary in size, vary in type of event, and the events only occur on 180 days out of the year, the model daily project-level VMT estimates were annualized in order to effectively compare” the current Specific Plan and the Project. (Addendum at 186.) The Addendum does not explain how or whether annualizing the VMT for the Project is acceptable to assess transportation impacts from an event-based use or why a comparison of most intensive daily uses between the current Specific Plan and the Project was not performed.

Mitigation—The Addendum also relies on a Transportation Management Plan to minimize transportation impacts from the Project and considered additional measures to address impacts, including signal timing and diversion management. (Appendix F1, Transportation Analysis Report at ix.) Specifically, the Addendum states that the Project “would therefore develop and implement a Transportation Management Plan . . . in detail in conjunction with the appropriate agencies prior to the opening of the arena.” (Appendix F1 at 83, 105.) The Traffic Management Plan constitutes impermissible deferred analysis and mitigation. Rather than fully analyzing and mitigating traffic and circulation impacts at this time, including potential impacts to emergency access, the County is simply requiring preparation of a Traffic Management Plan in the future. The public, including the City, presumably will not have an opportunity to review or consider the sufficiency of this Plan which may not address all impacts. This problem is compounded by the County’s failure to identify the City as a responsible agency under CEQA, resulting in the City potentially trying to enforce on its streets portions of a Traffic Management Plan with which it had no involvement. In addition, the Traffic Management Plan represents new mitigation applied to a significant unavoidable impact that was not included in the EIR. The inadequacy of the transportation related mitigation is also discussed further below in Section IV.

Finally, it is not clear that the transportation analysis in general is correctly comparing the current Specific Plan to the Project. The analysis of the Project focuses on the Arena use in Planning Area 11 as compared to the office park use in Planning Area 8 under the current Specific Plan. But some of Planning Area 8 will remain and still be used for office uses. It is not clear whether the transportation analysis is taking into account the continued use of Planning Area 8 under the Project. This needs to be clarified.

For all of these reasons, the Addendum’s analysis of Transportation Impacts and the determination that there is no substantial increase in a previously identified significant unavoidable impact is not supported by substantial evidence.

C. Greenhouse Gas Emission Impacts

The evaluation of greenhouse gas emissions was not required at all when the 2005 EIR was certified. The Addendum states that the 2005 EIR “contained enough information about air quality emissions” that information about the Specific Plan’s greenhouse gas emissions was readily available to the public.” (Addendum at 111.) But the Air Quality criteria themselves have been modified since certification of the EIR. The Addendum engages in a review of greenhouse gas emissions for the first time, going as far as to evaluate GHG emissions under the current Specific Plan to manufacture a comparison point.

Although the Addendum found the greenhouse gas emissions for the Project to be below the selected brightline threshold of significant of 3,000 MTCO₂e per year, the Addendum’s analysis is flawed. The Addendum appears to give the Project credit for reduction in greenhouse gas emissions from mobile sources due to increased efficiency standards—standards that would lead to a reduction in emissions regardless of the Project. Specifically, the Addendum states, “[s]ince [2005 EIR] . . . was certified . . . , more stringent regulations and requirements have been adopted to address air quality emissions, including GHG emissions, such as increased fuel efficiency standards and energy and water related efficiency requirements . . . As such, the proposed Specific Plan land uses, which includes the Arena, would result in a reduction in GHG emissions compared to the adopted Specific Plan land uses as analyzed in [2005 EIR].” The Project should not take credit for reductions in emissions that are not truly attributable to it.

Furthermore, the Addendum only analyzes the Project’s consistency with the County of Riverside’s Climate Action Plan for unincorporated areas. The applicable screening criteria is whether the Project would conflict with *any* applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases, not just local ones. The Addendum fails to analyze the Project’s consistency with Assembly Bill 32 and Senate Bills 375, 1078, and 107; Executive Orders S-3-05, B-30-15, B-55-18, S-01-07; and the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategies. Without this analysis, the Addendum has not demonstrated with substantial evidence that the Project does not present new significant impacts related to greenhouse gas emissions.

It is also unlikely that a project that admittedly results in significant and unavoidable traffic impacts (and as discussed above results in *increased* traffic impacts from the 2005 EIR) will have less than significant GHG impacts when the main source of GHG impacts is from mobile sources. (Addendum at 121.) As a result, the Addendum is missing significant information and analysis and does not comply with CEQA.

D. Noise Impacts

The Noise Study (Appendix E) dismisses any operational noise impacts due to parking lot noise during the pre- and post-event timeframe because “there are no existing sensitive receptors within 500 feet of the Project Site.” First, the County’s threshold is not limited only to sensitive receptors so this analysis is deficient on its own terms. Second, this suggests that if such sensitive receptors were within 500 feet there would be an impact. The Study goes on to say that Planning Area 11 would be bordered by proposed residential uses, the nearest of which is “located approximately 230 feet from the Arena.” The Study concludes that the Arena would not have a significant impact on the proposed residential uses because the houses would be required to include interior noise protection features to meet County standards. Neither the Addendum nor the Noise Study explain what level of noise is expected at 230 feet from the Project or whether the Project operational noise at these receptors is at a level where the design features of the houses would ensure the noise levels are less than significant. It also fails to consider or discuss any potential mitigation measures the Project could undertake to reduce any noise impacts to the anticipated residential uses.

The Noise Study also failed to adequately analyze the timing of peak operational noise impacts. The Arena contemplates use in the evenings for events such as hockey games and concerts. This is distinct from the peak hours of use for an office park—morning and early afternoon. The Addendum and accompanying Noise Study do not examine whether the change in time of peak noise impacts creates a new or more severe significant impact, and simply assert that “events associated with the Arena would occur indoors.” In contrast, for construction impacts, the Addendum acknowledges the Project would need to comply with Ordinance 457.90 prohibiting construction from 6:00 PM – 6:00 AM June through September and 7:00 AM October through May when a construction site is within one-quarter mile of an occupied residence.

The Addendum also makes the conclusory statement that because the Project “would not result in a substantial increase in the number of trips previously analyzed in [2005 EIR] . . . there would also not be a substantial increase in mobile sources of noise.” While not entirely clear, it is assumed this refers to the total number of trips annually. This statement does not address any change in noise impacts due to different trip distribution. For the Arena events, more trips will occur at one time than for office park use and at different peak hours. Once again the Addendum fails to adequately analyze increased intensity of the event use of the site.

The lack of analysis of these noise impacts highlights the significant difference between the Project and the uses currently contemplated under the Specific Plan and demonstrates the need for a subsequent EIR.

E. Tribal Cultural Resources

It is unclear whether the County performed the required tribal consultation for the General Plan Amendment as required by SB 18.

The County appears to have engaged in SB 18 consultation with respect to the off-site work to extend the electrical distribution line but the project description in that consultation correspondence does not mention the Arena or the associated General Plan Amendment to change the land use designation and to amend the policy regarding free standing signs. The consultation letter specifically states that the project for which consultation is being sought is “an extension of an existing electrical distribution line that currently ends approximately 1,600 feet north of Cook Street/Chase School Road in unincorporated Riverside County” and that “[t]his line extension is proposed to support development in the approved NorthStar Specific Plan Area. Existing development in the NorthStar Specific Plan Area consists of the Classic Club Golf Course and Club House.” (Addendum Appendix J, Confidential Appendix B.7.)

In the discussion of archaeological resources, human remains, paleontological resources, and tribal cultural resources in the Addendum, it is clear that the County is relying on the previous consultation performed under the prior 2005 EIR for all the “on-site improvements” (*i.e.*, within the Specific Plan area). The Addendum acknowledges the possibility of impacts to these resources due to excavation but in all cases simply finds that the previously imposed mitigation shall apply. (Addendum at 83, 84, 85, 164, 195.) The Addendum states with respect to “on-site improvements” that “Consultation with California Native American tribes affiliated with the area was conducted as part of the cultural resource investigations for [the 2005 EIR], consistent with Senate Bill (SB) 18 requirements.” The Addendum does not discuss or reference any tribal consultation regarding the General Plan Amendment for the proposed Project as is required by SB 18, and therefore appears to be in violation of CEQA.

F. Biological Impacts

The Addendum “assume[s] no biological resources exist on the Project Site due to . . . constant disturbance” from the site being mass graded. (Addendum at 72.) But the site was graded more than 16 years ago. The Addendum does not explain why or how these conditions should be assumed to remain constant in the intervening time between then and now.

Mitigation for Biological Resources includes WR-9, which requires that “prior to any special event on the golf course that is expected to attract large crowds, the Coachella Valley Preserve management staff shall be contacted with regard to crowd control, press, and media controls, equipment placement and other issues regarding the operations of the event.” (Addendum at 81.) The Project proposes an Arena use (as opposed to the office park) that would include regular

and recurring large events attracting large crowds on a regular basis. It does not appear that the need for additional mitigation consistent with WR-9 for the Arena was considered or examined. The Addendum does not address whether the large events at the Arena would have additional impacts that need to be managed. This lack of analysis and any appropriate mitigation renders the Addendum flawed.

G. Aesthetic Impacts

Scenic Highways. In the staff report for the April 7th Planning Commission meeting, County staff explained that the Project proposes a revision to General Plan Policy 15.4 to provide an exception from the 25 feet height/150 square feet surface area sign requirements and to supplement the current Specific Plan sign design guidelines. (Staff Report at 19.) The goal of these changes is to provide for greater flexibility in signage requirements for the Arena. (*Id.*) The analysis of aesthetic impacts in the Addendum fails to address or discuss the proposed General Plan amendment and states only that the “Freeway Sign planned for the Proposed Project would be 65 feet, which is within the allowed 70 feet height requirement in the Signage Program.” (Addendum at 45.) Presumably this means the Signage Program as amended by the Project, but this is not clear.

The Addendum also states, without any analysis or support, that the Freeway Signs and Monument Signs for the Project along I-10 “would not substantially obstruct existing long-range views of the San Jacinto Mountains and Santa Rosa Mountains along the I-10 scenic corridor.” The Addendum notes that the proposed Freeway sign is a similar height to the Indio Auto Mall sign 3 miles southeast on the I-10 but fails to analyze any cumulative impacts that may result from having multiple large signs on the scenic highway in relatively close proximity.

The 2005 EIR also did not analyze whether the Specific Plan would substantially degrade the existing visual character or quality of public views of the site and its surroundings (if considered rural) or conflict with applicable zoning and other regulations governing scenic quality (if considered urban). This was not a threshold criteria when the 2005 EIR was prepared and certified. The Project proposes signage along a scenic highway corridor that requires modification of the General Plan policies designed to protect scenic views. This, in turn, represents a new potentially significant impact that was not adequately analyzed in the 2005 EIR and is inappropriately addressed for the first time in the Addendum in a summary fashion.

H. Cumulative Impacts

The Addendum concludes that the “analysis [of each type of impact] demonstrates that all Project cumulative impacts would be less than significant or would be reduced in comparison to the analysis and conclusions of [the 2005 EIR]” and that the “physical impacts associated with

the project (e.g., biological resources, cultural resources, geology/soils, etc.) would not substantially change or increase compared to the analysis presented in [the 2005 EIR].” (Addendum at 217.) As discussed above, the Addendum’s conclusions for several impacts are not supported by substantial evidence. This calls into question the Addendum’s conclusions with respect to any associated cumulative impacts. Furthermore, the Addendum does not clearly discuss or analyze whether the surrounding area has changed in the 16 years since the 2005 EIR was prepared such that the Project’s cumulative impacts are more severe than under the prior analysis. Further analysis of cumulative impacts is necessary.

IV. Previously Imposed Mitigation is Not Tailored to Address Arena Impacts

The mitigation measures imposed under the 2005 EIR are, for the most part, general boilerplate mitigation for the types of construction and uses contemplated under the current Specific Plan. While helpful at reducing impacts from the Specific Plan generally, they are not tailored to the specific (and in some cases new or substantially more severe) impacts caused by the Arena. In the staff report for the April 7 meeting, County staff candidly acknowledges that development of an Arena “that is a unique land use in the area” was “a new circumstance . . . not originally anticipated at the time the Special Plan was originally approved.” The mitigation imposed under the 2005 EIR reflects the Arena’s novelty.

For example, all of the mitigation to address fire protection services amount to provisions requiring payment of fire related development fees and compliance with the law (specifically the Riverside County Fire Code, the 1998 California Fire Code, and Riverside County fire-related development standards). This does not address any concerns regarding fire safety or provision of fire emergency services at an indoor Arena with regular and recurring events attended by thousands of people approximately 184 days per year.

In some cases the prior mitigation is simply inadequate to address the impacts from the Arena. For example, mitigation to address circulation impacts of “special events” includes only the following two measures:

- C-7 “Key elements of the parking management for the proposed development as described in Section VI of the Traffic/Parking Analysis shall be implemented”
- C-8 “On-site traffic signing/stripping shall be implemented in conjunction with detailed construction plans for the project site”

The parking management in mitigation C-7 is specifically designed for management of the golf event and includes requirements for the number of parking spaces, notice of events, manual traffic control, channelization, and circulation patterns. These mitigation measures do not sufficiently address circulation or traffic impacts caused by regular and recurring Arena events

with thousands of people in attendance. The fact that the 2005 EIR included specific mitigation among the mostly boilerplate measures demonstrates that the Arena events, which differ in size, type, duration, and frequency from the golf event, require specific mitigation. The inadequacy of the current traffic mitigation is further demonstrated by the Addendum's addition of a new Transportation Management Plan with additional measures to address transportation impacts, including signal timing and diversion management. (Appendix F1, Transportation Analysis Report at ix.)

Similarly, there are fifteen geology and soils mitigation measures regarding grading and structures, many with subparts, but it is not clear measures are adequate or appropriate to address the development of an Arena that is sunken below grade.

V. Conclusion and Request for Notices

Based on the foregoing identified deficiencies with the Addendum and the need for environmental review that complies with CEQA, the City objects to any further action by the County on the Project until the necessary and proper environmental review has been completed and the public has been provided a meaningful opportunity to comment on the subsequent or supplemental EIR. The City reserves all rights to take necessary action to ensure that impacts affecting the City are fully mitigated, and the City and its residents and visitors do not bear the brunt of negative impacts from the Project.

Finally, pursuant to Public Resources Code section 21167(f), the City intends that this letter serve as a written request for a copy of any notice of determination that may be filed related to this Project or any part or component thereof. Please email a copy of any such notice of determination to my attention at ggiovinco@rwglaw.com.

Very truly yours,



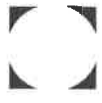
Ginetta L. Giovinco

cc: Todd Hileman, City Manager, City of Palm Desert
Eric Ceja, Deputy Director of Development Services, City of Palm Desert

Attachments A and B

P6401-0001\2521512v6.doc

Attachment A



TERRA NOVA PLANNING & RESEARCH, INC.

April 19, 2021

Mr. Todd Hileman
City Manager
City of Palm Desert
73510 Fred Waring Drive
Palm Desert, CA 92260

RE: Preliminary Findings, County Arena Project

Dear Mr. Hileman:

Terra Nova Planning & Research has completed our first review of the potential financial impacts associated with the development of the Arena Project, currently planned on the north side of Varner Road, immediately east of Cook Street, on unincorporated County lands. Our task was to attempt to estimate the potential public safety costs the City is likely to experience as a result of the activity generated by the Arena Project.

The Project proposes an arena with a capacity of up to 11,000 attendees, holding 184 events of varying sizes throughout the year, including professional hockey games, concerts, family shows and private rental events. The Project will employ a small number of people (60 on a permanent basis, and an additional 20 to 125 for events), who are likely to be local residents of the City and surrounding area. The primary impact of the Project, however, will be from attendees.

Our research for this analysis included discussions and data gathering from both City Sheriff's Department and Fire Department representatives; as well as from other venues with similar facilities or event concentrations, including the Ontario (Toyota Arena), Lake Elsinore (Diamond Stadium), and Indio (multiple events ranging from the Coachella Arts and Music Festival to special events at the polo grounds).

General Research and Findings

From our discussions with multiple representatives, we have determined the following:

- According to the Project documents, there will be up to 1.2 million attendees annually at 184 events. This represents an event every other day,

or a full time escalation of activity in a part of the County that currently experiences no activity at all.

- The County currently has one Sheriff's deputy assigned to the unincorporated area north of Palm Desert. That deputy is based out of the Thermal station, and is responsible for a wide area of County lands far beyond Palm Desert, from Sky Valley to the east end of the County.
- Public safety calls to the Project are likely to range between 25 and 45 annually, if consistent with other facilities of similar type in southern California.
- The primary public safety activity will not occur at the Project.
- The primary public safety activity will be related to the concentration of traffic that the events will create. The City should expect an increase in collisions, citations and arrests associated with attendees arriving to and leaving from the Project.
- The fire stations closest to the Project are located east, off Washington Street, and west, in Thousand Palms. Neither station can currently meet the County's 4 minute response time to the Project site. It is likely that in the absence of a station in proximity to the Project, fire calls will be split between the two stations.
- The station planned in the City's University area, south of the Project, would meet the County's 4 minute response time.
- The EIR Addendum prepared for the Project acknowledges that the Project will impact fire services cumulatively, and that the University area fire station is required to serve the Project. The EIR Addendum, however, considers the payment of developer impact fees sufficient to address the impact created by the Project. That statement is false.
- The University area station would currently respond to 1,300 calls annually within the 4 minute response window if it were available, and 3,500 calls annually within the 5 minute window. Adding the calls generated not only at the Project, but from traffic accidents resulting from Project traffic, the Project generates the need for immediate construction of the station.
- The University area station is still in the planning stages, and will take 2 to 4 years to plan and build under current conditions. The City has collected approximately \$1.2 million in developer impact fees for the station. The cost for construction of the station is estimated to be between \$12 and \$15 million. Engines and equipment for the station are likely to add an additional \$1.6 million to the cost, for a total construction cost of \$13.6 to \$16.6 million.
- Annual operating expenses, including staffing and equipment, will range between \$2.5 and \$4 million. Since the station is in Palm Desert, the City will incur costs regardless of the number of calls generated by a Project located in unincorporated Riverside County.

Specific City Impacts

Based on the information we gathered from outside sources, prior studies and consultation with County representatives and those of other jurisdictions, we have developed estimates of the potential impacts of the Project on the City. It is important to note that all the calculations below assume current (2020-2021) dollars. As you are aware, the City is experiencing annual public safety budget increases ranging from 2% to over 5%. Therefore, the costs described below can be expected to increase every year following the Project's opening.

- Neither the City nor the County have sufficient funds reserved for the University area fire station to allow for its immediate construction. Conversely, there is an immediate need, exacerbated by the Project's high intensity land use. The City can offset construction cost by approximately \$1.2 million, and an unknown amount from County impact fee collections, but the majority of the \$13.6 to \$16.6 million required to build and equip the station is not secured. The University area station should be built by the Project, with a reimbursement agreement for that portion of the cost which is not the Project's direct responsibility. A nexus analysis of the area of benefit, and the percentage fair share of Project responsibility should be conducted immediately.
- Based on current City budget and 2018 and 2019 (pre-COVID) service call data, we have reached the following conclusions:
 - The Project will generate 1,008,838 trips annually.
 - 38% of Project traffic will occur in Palm Desert, equating to 383,358 trips annually.
 - Based on the number of collisions the City currently experiences annually for its 97,900 daily trips, the Project could result in as many as 2,525 collision calls for the police department annually on City streets. These same collisions would result in up to 1,566 collision calls for the fire department.
 - Based on 2018 call volume and the current City police budget, the cost of responding to those collision calls could increase the City's police costs by \$2,116,000 annually.
 - Based on 2018 call volume and the current City fire budget, the cost of responding to those collisions could increase the City's fire costs by \$2,571,000 annually.
 - Total public safety cost increases to the City would be \$4,687,000 annually.
 - If 50% of attendees, at 2 attendees per room, were to stay overnight in the desert, and 10% of those attendees stay in Palm Desert, City hotel occupancy will increase by 30,300 room-nights. Based on 2018 call volumes and current City public safety budgets, this would increase calls for police and fire services to hotels by 2%, and cost the City \$45,992

- annually. Altogether, City public safety costs could increase \$4,732,992 annually.
- o 30,300 room-nights would generate Transient Occupancy Tax (TOT) of up to \$757,905.
 - o Net costs to the City, not offset by TOT, would total \$3,975,087.

As you are aware, the amount of time we have had to research and document this analysis has been extremely limited. As a result, these findings are preliminary. We will continue to work on expanding our research and providing the City with a more comprehensive analysis in the coming weeks.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nicole Sauviat Criste". The signature is fluid and cursive, with the first name being the most prominent.

Nicole Sauviat Criste
Principal

Attachment B



Cathedral City

April 20, 2021

**Todd Hileman, City Manager
City of Palm Desert
73510 Fred Waring Drive
Palm Desert, CA 92260**

Mr. Hileman,

I am pleased to have this opportunity, as the City Manager of Cathedral City to offer my observations on the review process for the proposed new development near Cook Street and I-10. As you know, the property in question is in the Cathedral City Sphere of Influence so we share the concerns expressed by Palm Desert regarding the provision of local services to the area and how such services will be funded.

While I agree that the proposed development offers exciting possibilities for the Coachella Valley, I support your efforts to make sure that the ability to serve is carefully considered during the County review process and that consideration is given to the cost to provide the required services, especially in Public Safety. Neither our residents nor visitors to the Valley are well served when local governments are unable to adequately provide essential public safety services.

I look forward to working cooperatively with Palm Desert and with County officials to meet our common objective of providing excellent service to our communities.

Sincerely,

**Charles P. McClendon,
City Manager**



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

General Application Form

Submit this completed General Application Form, along with a signed [Applicant-Property Owner Signature Form](#), and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input checked="" type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input checked="" type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Solar Power Plant
<input type="checkbox"/> Variance	<input type="checkbox"/> Commercial Cannabis
<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit	
Ministerial Actions	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
<input type="checkbox"/> Minor Temporary Event Permit	<input type="checkbox"/> Special Multiple-Family Development Review
<input type="checkbox"/> Determination of Non-Conforming Use Status	
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT): SoCal Arena Company, LLC		
Contact Person:	Stephen <small>First Name</small>	Collins <small>Last Name</small>
E-mail Address:	scollins@oakviewgroup.com	
Mailing Address:	1100 <small>Street Number</small>	Glendon Ave. <small>Street Name</small>
	Los Angeles <small>City</small>	2100 <small>Unit or Suite</small>
	CA <small>State</small>	90024 <small>Zip Code</small>
Daytime Phone No.:	310- 954- 4809	Mobile Phone No.:

Engineer/Representative Contact, if any: KPFF Consulting Engineers		
Contact Person:	Doug <small>First Name</small>	Conlon <small>Last Name</small>
E-mail Address:	doug.conlon@kpff.com	
Mailing Address:	700 <small>Street Number</small>	Flower St. <small>Street Name</small>
	Los Angeles <small>City</small>	2100 <small>Unit or Suite</small>
	CA <small>State</small>	90017 <small>Zip Code</small>
Daytime Phone No.:	213-266-5282	Mobile Phone No.:

Property Owner Contact: H. N. and Frances C. Berger Foundation		
Contact Person:	Christopher <small>First Name</small>	M. McGuire <small>Last Name</small>
E-mail Address:	chris@hnberger.com	
Mailing Address:	75-200 <small>Street Number</small>	Classic Club Blvd. <small>Street Name</small>
	Palm Desert <small>City</small>	2nd Floor <small>Unit or Suite</small>
	CA <small>State</small>	92211 <small>Zip Code</small>
Daytime Phone No.:	760-341-5293	Mobile Phone No.: 520-907-1037

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more [Additional Property Owner Sheets](#).

GENERAL APPLICATION FORM

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

653-300-048; 653-410-041; 042, 043, 045, 046; 653-420-026, 027, 028; 653-430-007; ;



Approximate Gross Acreage: **455.75**

I/We, the applicant, certify that the following responses are true and correct. Yes No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT

[Government Code Section 65962.5\(f\)](#) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated this development project with respect to the [Cal EPA's Cortese List Data Resources webpage](#) and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.
Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

GENERAL APPLICATION FORM

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the [Riverside County Airport Land Use Commission](#) will be required.

Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer – Airport Layers)
(https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) [Obstruction Evaluation/Airport Airspace Analysis](#).

MILITARY LAND USE COMPATIBILITY

Using the [California Military Land Use Compatibility Analyst website](#), the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes No

WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- [Santa Ana/San Jacinto Valley Region](#)
- [Santa Margarita Region](#)
- [Santa Margarita Region-Other Development Project](#)
- [Whitewater Region](#)

Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer – Watershed)
(https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists) to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

STEP 2: This completes the required information on this General Application form. Open the following link to access and complete the [Applicant-Property Owner Signature Form](#). Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

GENERAL APPLICATION FORM

Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms_General_Application_Form.docx
Revised: 06/04/2020



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Applicant-Property Owner Signature Form

This Form is to be completed and signed (print name, signature and date signed) by the Applicant and the Property Owner(s) of the property(ies) underlying most Planning Department Applications. This signed Form is to be included as part of an Application package.

Note: The Planning Department will primarily direct communications regarding this application to the person identified as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Form is signed and submitted as part of a complete application to the County of Riverside. The Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. The Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted. The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary.

This application shall only be signed by an authorized representative of the Applicant and the Property Owner. The person(s) signing this Form represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant.

To ensure quality service, the Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the Applicant or Property Owner information changes.

Stephen Collins
Printed Name of Applicant

Stephen Collins
Signature of Applicant

Digitally signed by Stephen Collins
Date: 2020.09.10 19:41:35 -07'00'

September 10, 2020
Date Signed

Applicant-Property Owner Signature Form

Note: Property owner(s)'s signatures are <u>NOT</u> required for the following applications or requests:	
Geological Report Review	Request for Appeal
Request for Application Withdrawal or Rights Transfer	Request for Deposit for Planning Research
Request for Pre-Application Review	Request for Rough Grading Permit Planning Clearance
Request for Planning Condition Clearance	Request for Zoning Affidavit or Rebuild Letter

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, County personnel, or its agents, may enter the subject property and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Property Owner acknowledges that the Applicant is authorized to submit this application and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County. This application shall only be submitted by an authorized representative of the Applicant and the Property Owner. The person(s) submitting this application represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Applicant Contact section above.

INDEMNIFICATION AGREEMENT

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any Tentative Tract Map, Tentative Parcel Map, Revised Map, Map Minor Change, Reversion to Acreage, Conditional Use Permit, Public Use Permit, Surface Mining Permit and/or Reclamation Plan, Wind Energy Conversion System Permit, Hazardous Waste Siting Permit, Minor Temporary Event Permit, Plot Plan, Substantial Conformance (to any Permit or Plot Plan), Revised Permit, (to any Permit or Plot Plan), Variance, Setback Adjustment; General Plan Amendment, Specific Plan, Specific Plan Amendment, Specific Plan Substantial Conformance, Zoning Amendment; and, any associated Environmental Documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Applicant-Property Owner Signature Form

Christopher M. McGuire

Printed Name of Property Owner

President, H.N. and Frances C. Berger Foundation

Christopher M. McGuire
Digitally signed by Christopher M. McGuire
Date: 2020.09.10 15:47:14 -0700

Signature of Property Owner

September 10, 2020

Date Signed

Printed Name of Property Owner

Signature of Property Owner

Date Signed

- Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach additional completed and signed [Additional Property Owner Signature Form\(s\)](#) for those persons or entities having an interest in the real property(ies) involved in this application and acknowledge the Authority Given, the Agreement for Payment, and Indemnification Agreement Sections above.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.
- If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

If the application is for a Plot Plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a Plot Plan for a wireless communication facility co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

653-300-048; 653-410-041; 042, 043, 045, 046; 653-420-026, 027, 028; 653-430-007; and 653-440-023, 025, 026

Approximate Gross Acreage: **455.75**

Applicant-Property Owner Signature Form

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Applicant_Property_Owner_Signature_Form.docx
Revised: 04/08/2020



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

GENERAL PLAN AMENDMENT SUPPLEMENTAL INFORMATION FORM

GENERAL PLAN AMENDMENT PROPOSAL:

CHECK ONE AS APPROPRIATE:

- General Plan Amendment (Without a Specific Plan)
- General Plan Amendment (With a Specific Plan)
- Circulation Section General Plan Amendment

NOTE: A General Plan Amendment to the Circulation Section requires a conference with Planning Department, and/or Transportation Department staff before such an application can be filed. Additional information may be required.

Please check the boxes as applicable:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Technical Amendment | <input type="checkbox"/> Foundation Component Amendment-Regular |
| <input type="checkbox"/> Entitlement/Policy Amendment | <input type="checkbox"/> Foundation Component Amendment-Extraordinary |
| <input type="checkbox"/> Agricultural Foundation Component Amendment | |

PROJECT DESCRIPTION:

Please provide a brief, but concise, description of the proposed General Plan Amendment; (attach additional pages if necessary).

An General Plan Amendment is proposed to be consistent with a proposed amendment to SP-343, the NorthStar Specific Plan. A new 43-Acre Planning Area is being added to the NorthStar Specific Plan to permit the development and operation of a Arena and Event Center. The current Western Coachella Area Plan Land Use Designations of Business Park and High Density Residential are proposed to be changed to Commercial Tourist for the 43-Acre Planning Area being added to the Specific Plan Area.

See attached Project Description.

GENERAL PLAN AMENDMENT SUPPLEMENTAL INFORMATION FORM

PROPERTY UTILITY PROVIDERS			
Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Imperial Irrigation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	Southern California Gas Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	TPXI Pacific Lightwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	Coachella Valley Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	Coachella Valley Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please complete the following sections, as appropriate.

SECTION I: AMENDMENT TO AN AREA PLAN MAP OF THE GENERAL PLAN

Area Plan Map(s) proposed for Amendment (please name):

Western Coachella Valley Area Plan

Existing Zoning Classification(s): **SP 343 - NorthStar Specific Plan**

Existing General Plan Designation(s): **Business Park & High Density Residential**

Proposed General Plan Designation(s): **Commercial Tourist**

Justification for General Plan Amendment: *(Be specific and attach more pages if needed)*

The amendment is proposed to maintain consistency between the General Plan and SP-343, NorthStar Specific Plan, as proposed for amendment.

SECTION II: AMENDMENT TO POLICIES

Location in text of General Plan where Amendment would occur.

Element: _____ Area Plan: _____

Existing Policy, if applicable: *(Attach additional pages if needed)*

GENERAL PLAN AMENDMENT SUPPLEMENTAL INFORMATION FORM

Proposed Policy, if applicable: *(Attach more pages if needed)*

Justification for change to Policy text: *(Attach additional pages if needed)*

SECTION III: AMENDMENT TO BOUNDARIES OF OVERLAY(IES) OR POLICY AREA(S)

Overlay or Policy Area Name(s):

Proposed Boundary Adjustment(s): *(Please describe clearly)*

Justification for change of boundary of Overlay or Policy Area(s): *(Attach additional pages if needed)*

SECTION IV: AMENDMENT TO CIRCULATION DESIGNATIONS

Area Plan(s), if applicable: _____

GENERAL PLAN AMENDMENT SUPPLEMENTAL INFORMATION FORM

Road Segment(s)

--

Existing Designation(s): _____

Proposed Designation(s): _____

Justification for Circulation Section Amendment: *(Please be specific. Attach additional pages if needed)*

--

STEP 2: This completes the required information on this General Plan Amendment Supplemental Information Form. Please refer to the Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for this application, or use the link below:

[Filing Instructions for a General Plan Amendment](#)

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Supplemental_Information_Form_GPA.docx
Created: 07/01/2015 Revised: 03/04/2020



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

SPECIFIC PLAN/ SPECIFIC PLAN AMENDMENT/ DETERMINATION OF PROJECT CONFORMANCE WITH ADOPTED SPECIFIC PLAN SUPPLEMENTAL INFORMATION FORM

SPECIFIC PLAN PROPOSAL:

CHECK ONE AS APPROPRIATE:

- Specific Plan
- Specific Plan Amendment
- Determination of Project Conformance with Adopted Specific Plan

PROJECT DESCRIPTION:

Please provide a brief, but concise, description of the proposed Specific Plan, Specific Plan Amendment or Determination of Project Conformance with Adopted Specific Plan; (if lengthy, extra pages may be attached).

An amendment to SP-343, NorthStar Specific Plan is proposed to create a new Planning Area: Planning Area 11 - Arena & Event Center to permit the development of a new Arena & Event Center within the Specific Plan Area. The existing boundaries of Planning Areas 4 and 8 will be reconfigured to create new Planning Area 11. A minor adjustment to the boundary for Planning Area 6B will also be made. See attached Proposed Specific Plan Land Use Plan, and text for new Planning Area 11 - Arena & Event Center.

PROPERTY UTILITY PROVIDERS

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?		
		Yes	No
Electric Company	Imperial Irrigation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	Southern California Gas Co.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	TPXI Pacific Lightwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SPECIFIC PLAN – SPECIFIC PLAN AMENDMENT – DETERMINATION OF PROJECT CONFORMANCE WITH ADOPTED SPECIFIC PLAN SUPPLEMENTAL INFORMATION FORM

PROPERTY UTILITY PROVIDERS			
Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Water Company/District	Coachella Valley Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	Coachella Valley Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PLANNING STATISTICS			
Land Use Designation	Existing Acreage	Proposed Acreage	No. of Proposed Dwelling Units/ Square Footage(1)
Agriculture			
Agriculture			
Rural			
Rural Agriculture			
Rural Mountainous			
Rural Desert			
Rural Community			
Estate Density Residential			
Very Low Density Residential			
Low Density Residential			
Open Space			
Conservation Habitat			
Conservation			
Water			
Recreational	245.9	245.9	
Rural			
Mineral Resources			
Community Development			
Estate Density Residential			
Very Low Density Residential			
Low Density Residential			
Medium Density Residential			
Medium High Density Residential	7.3	7.3	
High Density Residential			
Very High Density Residential	33.2	33.2	
Highest Density Residential			
Commercial Retail	56.2	56.2	
Commercial Tourist	27.55	70.75	
Commercial Office	16.0	16.0	
Light Industrial			
Heavy Industrial			
Business Park	69.6	26.4	
Public Facilities			
Community Center			
Mixed Use			

TOTAL 455.75 455.75

SPECIFIC PLAN AMENDMENT OR DETERMINATION OF PROJECT CONFORMANCE WITH ADOPTED SPECIFIC PLAN APPLICATION DETAILS

(1) See attached Land Use Table for number of proposed dwelling units/square footage

SPECIFIC PLAN – SPECIFIC PLAN AMENDMENT – DETERMINATION OF PROJECT CONFORMANCE WITH ADOPTED SPECIFIC PLAN SUPPLEMENTAL INFORMATION FORM

In addition to the items described in the Specific Plan Application Details Section above, a Specific Plan Amendment application or Determination of Project Conformance with Adopted Specific Plan application must also clearly delineate and describe the extent of the proposed modifications to the adopted Specific Plan’s text, maps, exhibits and/or conditions. An updated Land Use Plan and Land Use Table shall be prepared, identifying all of the existing entitlements currently approved and/or in process, by Planning Area, together with the proposed modifications (expansion or reduction of the Specific Plan and/or Planning Areas, and/or the creation of new Planning Areas; modification to any Land Use acreage amount, dwelling unit count, or commercial or industrial square footage; modification to any policies or development standards; or modification to the adopted conditions of approval set forth in the adopted Specific Plan.

STEP 2: This completes the required information on this form for a Specific Plan, Specific Plan Amendment or Specific Plan Substantial Conformance application. Please refer to the Planning Department website’s Development Application page’s Filing Instruction subsection to review the specific filing instructions and documentation requirements for this application, or use the link below:

[Filing Instructions for a Specific Plan – Specific Plan Amendment- Determination of Project Conformance with Adopted Specific Plan](#)

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Supplemental_Information_Form_SP_SPA_SPSC.docx
Created: 07/01/2015 Revised: 03/04/2020



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

General Application Form

Submit this completed General Application Form, along with a signed [Applicant-Property Owner Signature Form](#), and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input checked="" type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input checked="" type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input checked="" type="checkbox"/> Plot Plan	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Solar Power Plant
<input type="checkbox"/> Variance	<input type="checkbox"/> Commercial Cannabis
<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit	
Ministerial Actions	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
<input type="checkbox"/> Minor Temporary Event Permit	<input type="checkbox"/> Special Multiple-Family Development Review
<input type="checkbox"/> Determination of Non-Conforming Use Status	
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT): SoCal Arena Company, LLC		
Contact Person:	Stephen <small>First Name</small>	Collins <small>Last Name</small>
E-mail Address:	scollins@oakviewgroup.com	
Mailing Address:	1100 <small>Street Number</small>	Glendon Ave. <small>Street Name</small>
		2100 <small>Unit or Suite</small>
	Los Angeles <small>City</small>	CA <small>State</small>
		90024 <small>Zip Code</small>
Daytime Phone No.:	310- 954- 4809	Mobile Phone No.:

Engineer/Representative Contact, if any: KPFF Consulting Engineers		
Contact Person:	Doug <small>First Name</small>	Conlon <small>Last Name</small>
E-mail Address:	doug.conlon@kpff.com	
Mailing Address:	700 <small>Street Number</small>	Flower St. <small>Street Name</small>
		2100 <small>Unit or Suite</small>
	Los Angeles <small>City</small>	CA <small>State</small>
		90017 <small>Zip Code</small>
Daytime Phone No.:	213-266-5282	Mobile Phone No.:

Property Owner Contact: H. N. and Frances C. Berger Foundation		
Contact Person:	Christopher <small>First Name</small>	M. McGuire <small>Last Name</small>
E-mail Address:	chris@hnberger.com	
Mailing Address:	75-200 <small>Street Number</small>	Classic Club Blvd. <small>Street Name</small>
		2nd Floor <small>Unit or Suite</small>
	Palm Desert <small>City</small>	CA <small>State</small>
		92211 <small>Zip Code</small>
Daytime Phone No.:	760-341-5293	Mobile Phone No.: 520-907-1037

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more [Additional Property Owner Sheets](#).

GENERAL APPLICATION FORM

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

653-300-048; 653-410-041; 042, 043, 045, 046; 653-420-026, 027, 028; 653-430-007; ;

Approximate Gross Acreage: **455.75**

I/We, the applicant, certify that the following responses are true and correct. Yes No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT

[Government Code Section 65962.5\(f\)](#) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated this development project with respect to the [Cal EPA's Cortese List Data Resources webpage](#) and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.
Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the [Riverside County Airport Land Use Commission](#) will be required.

Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer – Airport Layers) (https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) [Obstruction Evaluation/Airport Airspace Analysis](#).

MILITARY LAND USE COMPATIBILITY

Using the [California Military Land Use Compatibility Analyst website](#), the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes No

WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- [Santa Ana/San Jacinto Valley Region](#)
- [Santa Margarita Region](#)
- [Santa Margarita Region-Other Development Project](#)
- [Whitewater Region](#)

Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer – Watershed) (https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

STEP 2: This completes the required information on this General Application form. Open the following link to access and complete the [Applicant-Property Owner Signature Form](#). Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

GENERAL APPLICATION FORM

Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms_General_Application_Form.docx
Revised: 06/04/2020



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

CHANGE OF ZONE SUPPLEMENTAL INFORMATION FORM

CHANGE OF ZONE PROPOSAL:

CHECK ONE AS APPROPRIATE:

- Standard Change of Zone Planning Review Only Change of Zone*

*There are three different situations where a "Planning Review Only Change of Zone" will be accepted:

IF APPLICABLE, CHECK ONE:

- Type 1: *Used to legally define Planning Areas boundaries within a Specific Plan.*
 Type 2: *Used to establish or modify a SP zoning ordinance text within a Specific Plan.*
 Type 3: *Used when a Change of Zone application was conditioned for in a prior application.*

PROJECT DESCRIPTION:

Please provide a brief, but concise, description of the proposed Zone Change, referencing the existing and the proposed Zoning Classification(s)

The proposed Zone Change would amend the zoning for SP-343, NorthStar Specific Plan to add a new Planning Area, Planning Area 11 to the Specific Plan to allow a Sports and Entertainment Arena and related facilities.

STEP 2: This completes the required information on this Change of Zone Supplemental Information Form. Please refer to the Planning Department website's Development Application page's Filing Instruction

CHANGE OF ZONE SUPPLEMENTAL INFORMATION FORM

subsection to review the specific filing instructions and documentation requirements for this application, or use the link below:

[Filing Instructions for a Change of Zone](#)

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Supplemental_Information_Form_CZ.docx
Created: 07/01/2015 Revised: 03/04/2020



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

SUBDIVISION MAP OR USE PERMIT SUPPLEMENTAL INFORMATION FORM

CHECK ONE AS APPROPRIATE:

PROJECT DESCRIPTION:

Please provide a brief, but concise, description of the proposed project; (extra pages may be attached, if necessary). For modifications to existing approved projects, describe the existing approved project AND the proposed changes, and quantify the differences.

SoCal Arena Holdings, LLC, proposes to develop and operate a multi-purpose arena event center on 47.5 acres within the NorthStar Specific Plan Area. This facility will include the main arena, a hockey training facility with a practice ice sheet, a retail skate shop, public open space, and parking. This facility will host an American Hockey League (AHL) team during the AHL season (typically October to May) and provided a year-round venue for other events, including concerts, family shows, other sporting events, cultural events, conferences, and conventions.

- Check this box if submitting a Commercial Cannabis Conditional Use Permit.
Please ensure to following the [Filling Instructions for Commercial Cannabis Application](#).

SUBDIVISION PROPOSAL (if applicable):

Map Improvement Schedule:	Subdivision Density:	Dwelling Units per Acre.
Number of Existing Lots:	Vesting Map:	Yes <input type="checkbox"/> No <input type="checkbox"/>
Number of Proposed Developable Lots:	Planned Unit Development (PUD):	Yes <input type="checkbox"/> No <input type="checkbox"/>
Minimum Developable Lot Size:	Sewered:	Yes <input type="checkbox"/> No <input type="checkbox"/>
Number of Proposed Non-Developable Lots (<i>excluding streets</i>):		

LAND DIVISION PHASING MAP PROPOSAL (if applicable):

CHECK ONE AS APPROPRIATE:

- Review by Advisory Agency (Minor Change) Review by County Staff (Land Division Unit Map)

SUBDIVISION MAP OR USE PERMIT SUPPLEMENTAL INFORMATION FORM

Total Number of Phases Proposed (including Final Phase): _____

Number of lots (total/residential) for each Phase:

1st: _____, 2nd: _____, 3rd: _____, 4th : _____

5th: _____, 6th: _____, 7th: _____, Final: _____

(if the phasing plan consists of more than 8 phases, please check this box and attach a separate sheet identifying all phases and the number of lots in each phase, and include details in the Project Description Section above)

If the subdivision has been previously phased, indicate the method of phasing:

Tentative Map Minor Change Revised Map Land Division Phasing Map

ADDITIONAL PROJECT INFORMATION (if applicable):

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): **SP-343 - NorthStar Specific Plan**

Identify Existing Building and/or Structures, Proposed Building and/or Structures or Outdoor Uses/Areas.

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	**To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

** Check the box in the applicable row, if an existing building or structure is to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	226,500	70	1	Arena
2				
3				
4				
5				
6				
7				
8				
9				
10				

SUBDIVISION MAP OR USE PERMIT SUPPLEMENTAL INFORMATION FORM

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	255,050	Hardscape/Landscape
2	650,250	Parking
3	141,000	Access Roads
4		
5		
6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.

STEP 2: This completes the required information on this Subdivision Map or Use Permit Supplemental Information Form. Please refer to the Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for this application, or use the links below:

[Filing Instructions for Subdivision Map Application, or](#)

[Filing Instructions for Plot Plan, Use Permit, Revised Permit, or Variance Application, or](#)

[Filing Instructions for Commercial Cannabis Application](#)

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Supplemental_Information_Form_Subdivision_Map_or_Use_Permit.docx
 Created: 07/01/2015 Revised: 10/14/2020



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

General Application Form

Submit this completed General Application Form, along with a signed [Applicant-Property Owner Signature Form](#), and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input checked="" type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Solar Power Plant
<input type="checkbox"/> Variance	<input type="checkbox"/> Commercial Cannabis
<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit	
Ministerial Actions	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
<input type="checkbox"/> Minor Temporary Event Permit	<input type="checkbox"/> Special Multiple-Family Development Review
<input type="checkbox"/> Determination of Non-Conforming Use Status	
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT): SoCal Arena Company, LLC		
Contact Person:	Stephen <small>First Name</small>	Collins <small>Last Name</small>
E-mail Address:	scollins@oakviewgroup.com	
Mailing Address:	1100 <small>Street Number</small>	Glendon Ave. <small>Street Name</small>
	Los Angeles <small>City</small>	2100 <small>Unit or Suite</small>
	CA <small>State</small>	90024 <small>Zip Code</small>
Daytime Phone No.:	310- 954- 4809	Mobile Phone No.:

Engineer/Representative Contact, if any: KPFF Consulting Engineers		
Contact Person:	Doug <small>First Name</small>	Conlon <small>Last Name</small>
E-mail Address:	doug.conlon@kpff.com	
Mailing Address:	700 <small>Street Number</small>	Flower St. <small>Street Name</small>
	Los Angeles <small>City</small>	2100 <small>Unit or Suite</small>
	CA <small>State</small>	90017 <small>Zip Code</small>
Daytime Phone No.:	213-266-5282	Mobile Phone No.:

Property Owner Contact: H. N. and Frances C. Berger Foundation		
Contact Person:	Christopher <small>First Name</small>	McGuire <small>Last Name</small>
	M. <small>Middle Name</small>	
E-mail Address:	chris@hnberger.com	
Mailing Address:	75-200 <small>Street Number</small>	Classic Club Blvd. <small>Street Name</small>
	Palm Desert <small>City</small>	2nd Floor <small>Unit or Suite</small>
	CA <small>State</small>	92211 <small>Zip Code</small>
Daytime Phone No.:	760-341-5293	Mobile Phone No.: 520-907-1037

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more [Additional Property Owner Sheets](#).

GENERAL APPLICATION FORM

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

695-100-012;6695-100-009, 014; 695-100-010, 015

Approximate Gross Acreage: **29.22**

I/We, the applicant, certify that the following responses are true and correct. Yes No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT

[Government Code Section 65962.5\(f\)](#) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated this development project with respect to the [Cal EPA's Cortese List Data Resources webpage](#) and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.
Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

GENERAL APPLICATION FORM

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the [Riverside County Airport Land Use Commission](#) will be required.

Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer – Airport Layers) (https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) [Obstruction Evaluation/Airport Airspace Analysis](#).

MILITARY LAND USE COMPATIBILITY

Using the [California Military Land Use Compatibility Analyst website](#), the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes No

WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- [Santa Ana/San Jacinto Valley Region](#)
- [Santa Margarita Region](#)
- [Santa Margarita Region-Other Development Project](#)
- [Whitewater Region](#)

Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer – Watershed) (https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

STEP 2: This completes the required information on this General Application form. Open the following link to access and complete the [Applicant-Property Owner Signature Form](#). Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

GENERAL APPLICATION FORM

Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms_General_Application_Form.docx
Revised: 06/04/2020



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

SUBDIVISION MAP OR USE PERMIT SUPPLEMENTAL INFORMATION FORM

CHECK ONE AS APPROPRIATE:

PROJECT DESCRIPTION:
<p><i>Please provide a brief, but concise, description of the proposed project; (extra pages may be attached, if necessary). For modifications to existing approved projects, describe the existing approved project AND the proposed changes, and quantify the differences.</i></p>
<p>The proposed Parcel Map will modify existing parcels in the NorthStar Specific Plan (SP-343). An amendment to SP-343 currently being processed would modify the boundaries of Planning Area 8 as currently defined in SP-343 to create a new Planning Area 11 for the proposed Riverside County Arena project. Minor adjustments to the boundaries of other adjacent Planning Area are also proposed. The Parcel Map would subdivide Planning Area 11 to create 2 parcels; a parcel for the Arena and a second parcel for the adjacent parking area.</p>

Check this box if submitting a Commercial Cannabis Conditional Use Permit.
Please ensure to following the [Filling Instructions for Commercial Cannabis Application](#).

SUBDIVISION PROPOSAL (if applicable):	
Map Improvement Schedule: H	Subdivision Density: N/A Dwelling Units per Acre.
Number of Existing Lots: 3	Vesting Map: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number of Proposed Developable Lots: 4	Planned Unit Development (PUD): Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Minimum Developable Lot Size: 5.20	Sewered: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number of Proposed Non-Developable Lots (excluding streets): 0	

LAND DIVISION PHASING MAP PROPOSAL (if applicable):	
CHECK ONE AS APPROPRIATE:	
<input type="checkbox"/> Review by Advisory Agency (Minor Change)	<input checked="" type="checkbox"/> Review by County Staff (Land Division Unit Map)

SUBDIVISION MAP OR USE PERMIT SUPPLEMENTAL INFORMATION FORM

Total Number of Phases Proposed (including Final Phase): 1

Number of lots (total/residential) for each Phase:

1st: 4/1 , 2nd: , 3rd: , 4th :

5th: , 6th: , 7th: , Final:

(if the phasing plan consists of more than 8 phases, please check this box and attach a separate sheet identifying all phases and the number of lots in each phase, and include details in the Project Description Section above)

If the subdivision has been previously phased, indicate the method of phasing:

Tentative Map Minor Change Revised Map Land Division Phasing Map

ADDITIONAL PROJECT INFORMATION (if applicable):

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Identify Existing Building and/or Structures, Proposed Building and/or Structures or Outdoor Uses/Areas.

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	**To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

** Check the box in the applicable row, if an existing building or structure is to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function		
1	226,500	65	1	Hockey Arena (2 below grade levels)		
2						
3						
4						
5						
6						
7						
8						
9						
10						

SUBDIVISION MAP OR USE PERMIT SUPPLEMENTAL INFORMATION FORM

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.

STEP 2: This completes the required information on this Subdivision Map or Use Permit Supplemental Information Form. Please refer to the Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for this application, or use the links below:

[Filing Instructions for Subdivision Map Application, or](#)

[Filing Instructions for Plot Plan, Use Permit, Revised Permit, or Variance Application, or](#)

[Filing Instructions for Commercial Cannabis Application](#)

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Supplemental_Information_Form_Subdivision_Map_or_Use_Permit.docx
 Created: 07/01/2015 Revised: 05/27/2020

NOTICE OF PUBLIC HEARING
and
INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

SPECIFIC PLAN NO. 343 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 200005, CHANGE OF ZONE NO. 200025, PLOT PLAN NO. 200021, and TENTATIVE PARCEL MAP NO. 38040 – Intent to Consider an Addendum to Certified Environmental Impact Report – EIR470 – Applicant: SoCal Arena Company, LLC/Stephen Collins – Representative: Meridian Consultants, LLC/Tony Locacciato – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD-BP) – Mixed Use Area (CD-MUA) – Commercial Tourist (CD-CT) – Commercial Office (CD-CO) – Very High Density Residential (CD-VHDR) - Medium High Density Residential (CD-MHDR) - Open Space: Recreation (OS-R) – Zoning: Specific Plan Zone (North Star Ranch, Specific Plan No. 343) – Location: Northeasterly of Interstate 10 and Varner Road, easterly of Cook Street, westerly of Washington Street, northerly of 38th Avenue, and southerly of Chase School Road – 455.75 Acres (Entire Specific Plan) – **REQUEST: The Specific Plan Amendment is a proposal to amend the existing Specific Plan by adding a Planning Area 11 for the purposes of accommodating a sports and events arena. Existing Planning Area 8 primarily will be reduced in size to accommodate Planning Area 11 and Planning Areas 4, 6B, and 7 would also have boundary changes to accommodate Planning Area 11. The Specific Plan Amendment also proposes to incorporate guidelines for signs specific to Planning Area 11, including guidelines for digital signage. The General Plan Amendment is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment, in particular to designate the proposed Planning Area 11 area as Commercial Tourist, and to modify Western Coachella Valley Area Plan Policy 15.4 to allow for alternative standards for free standing signs within Specific Plans with the inclusion of the following provision “e. the provisions of this policy shall not apply to signs and development located in a Specific Plan where the Specific Plan has sign design guidelines or standards”. The Change of Zone is a proposal to modify the Specific Plan Zoning Ordinance text to accommodate the proposed Planning Area 11 and to define the Specific Plan Planning Area boundaries. The Plot Plan is a proposal to construct and operate a sports and events arena and hockey training facility totaling a maximum of 295,000 sq. ft. with a maximum height of 58 feet above ground level on 44.41 gross acres with 3,000 parking spaces. The Tentative Parcel Map is a proposal to subdivide a 101.58 gross acre area into four (4) parcels. APNs: 695-100-004 through 695-100-014.**

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	APRIL 7, 2021
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing. The case file for the proposed project, and the addendum to the EIR, is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 9, 2021,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ2000025/GPA200005/SP00343A02/PPT200021/TPM38040 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department.

Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

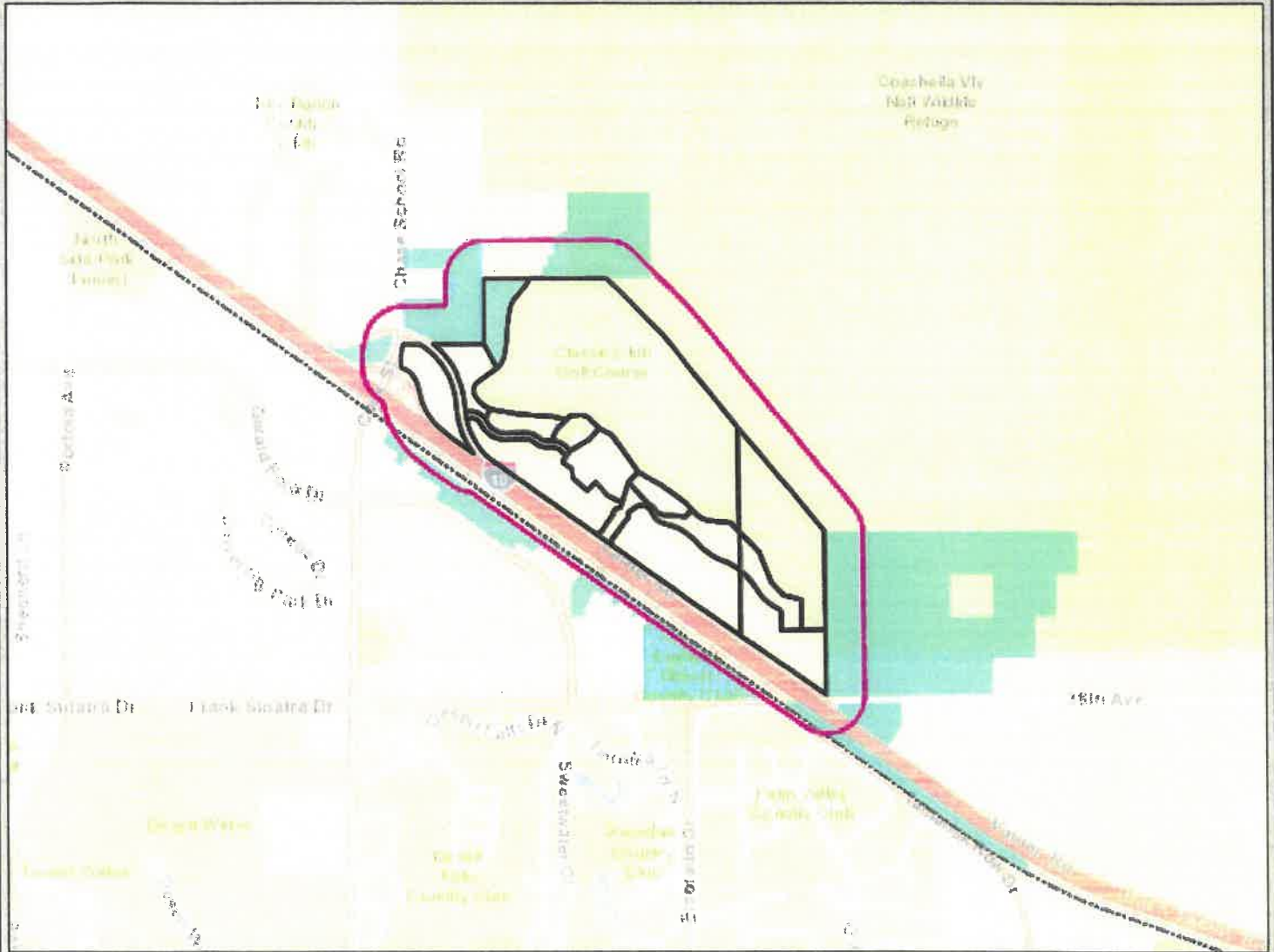
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CZ2000025/GPA200005/SP00343A02/PPT200021/TPM38040
(600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 3,009 6,019 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...3/10/2021 8:54:49 AM

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694160010
DESERT EMERALD
P O BOX 9025
LA JOLLA CA 92038

694120006
H N & FRANCES C BERGER FOUNDATION
P O BOX 13390
PALM DESERT CA 92255

694180008
75030 GERALD FORD DRIVE HOLDINGS
75030 GERALD FORD DR
PALM DESERT CA 92211

694180011
PAUL DEWEY
P O BOX 10668
PALM DESERT CA 92255

695070007
HN & FRANCES C BERGER FOUNDATION
P O BOX 13390
PALM DESERT CA 91155

695070009
HN & FRANCES C BERGER FOUNDATION
P O BOX 13390
PALM DESERT CA 92255

695070014
BERGER H N & FRANCES FOUNDATION
P O BOX 13390
PALM DESERT CA 92255

694160002
CITY OF PALM DESERT
45275 PRICKLEY PEAR LN
PALM DESERT CA 92260

694160004
SGH PARTNERS
3150 E LA PALMA AVE NO A
ANAHEIM CA 92806

694171052
ALEGRIA AT SPANISH WALK HOMEOWNERS
2280 WARDLOW CIR STE 100
CORONA CA 92880

695070016
LA DETOX
202 S ORANGE DR
LOS ANGELES CA 90036

694180018
ARMANDO FELIX FERNANDEZ
75108 GERALD FORD DR
PALM DESERT CA 92211

694180019
O & L INV
41990 COOK ST STE 501
PALM DESERT CA 92211

694173007
ALEGRIA AT SPANISH WALK HOMEOWNERS
2280 WARDLOW CIR NO 100
CORONA CA 92880

694180013
D CHAN PROP
1860 EL CAMINO REAL STE 438
BURLINGAME CA 94010

694520019
WNRA PALM DESERT 103
8 EXECUTIVE CIR
IRVINE CA 92614

626130003
H N & FRANCES C BERGER FOUNDATION
PO BOX 13390
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694171013
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11801 PIERCE ST STE 100
RIVERSIDE CA 92505

694180006
UNIVERSITY PLAZA CORP
P O BOX 1154
SAN LUIS OBISPO CA 93406

694410003
GERALD FORD BUSINESS PARK
40004 COOK ST NO 3
PALM DESERT CA 92211

626130017
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

695070022
LISA LIBERMAN
23 ROLLING VIEW LN
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695120006
USA 653
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PORTLAND OR 97233

626230025
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P O BOX 14467
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695070002
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911 NE 11TH
PORTLAND OR 97233

694160005
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ANAHEIM CA 92806

694170015
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39 249 LEOPARD ST STE A
PALM DESERT CA 92211

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695100003
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853 E VALLEY BLV STE 200
SAN GABRIEL CA 91776

695120001
CHAMPION LIFE CHURCH
72745 HIGHWAY 111
PALM DESERT CA 92260

694173034
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PALM DESERT CA 92211

694171058
STEVEN STANDARD
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RIALTO CA 92376

694171045
RYAN CASAS
158 PASEO BRAVO
PALM DESERT CA 92211

694171007
DOUG BREWER
311 S UPAS ST
ESCONDIDO CA 92025

694171046
JAMES C. HAID
160 PASEO BRAVO
PALM DESERT CA 92211

694171059
BINITA SANTRA
208 PASEO BRAVO
PALM DESERT CA 92211

694171071
CARMENLITA E. COVINGTON
182 PASEO BRAVO
PALM DESERT CA 92211

694171019
ROBERT GARRISON
134 PASEO BRAVO
PALM DESERT CA 92211

694173015
CARLOS FAMILY TRUST DATED 08/09/2019
1238 PACIFIC CT
DUARTE CA 91010

694173044
MARK ORR
317 BEWICKE AVE # 413
NORTH VANCOUVER CANADA BC V7M 3E9

694171006
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694173006
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PALM DESERT CA 92211

694171072
SCOTT BRYANT
184 PASEO BRAVO
PALM DESERT CA 92211

694173043
KYOUNGHEE MARKUS
256 PASEO BRAVO
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