

**Addendum to the  
NorthStar Specific Plan**

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

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## 1.0 INTRODUCTION

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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")<sup>1</sup> as described in more detail in **Section 2.0: Project Description**.

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<sup>1</sup> 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

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### 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.

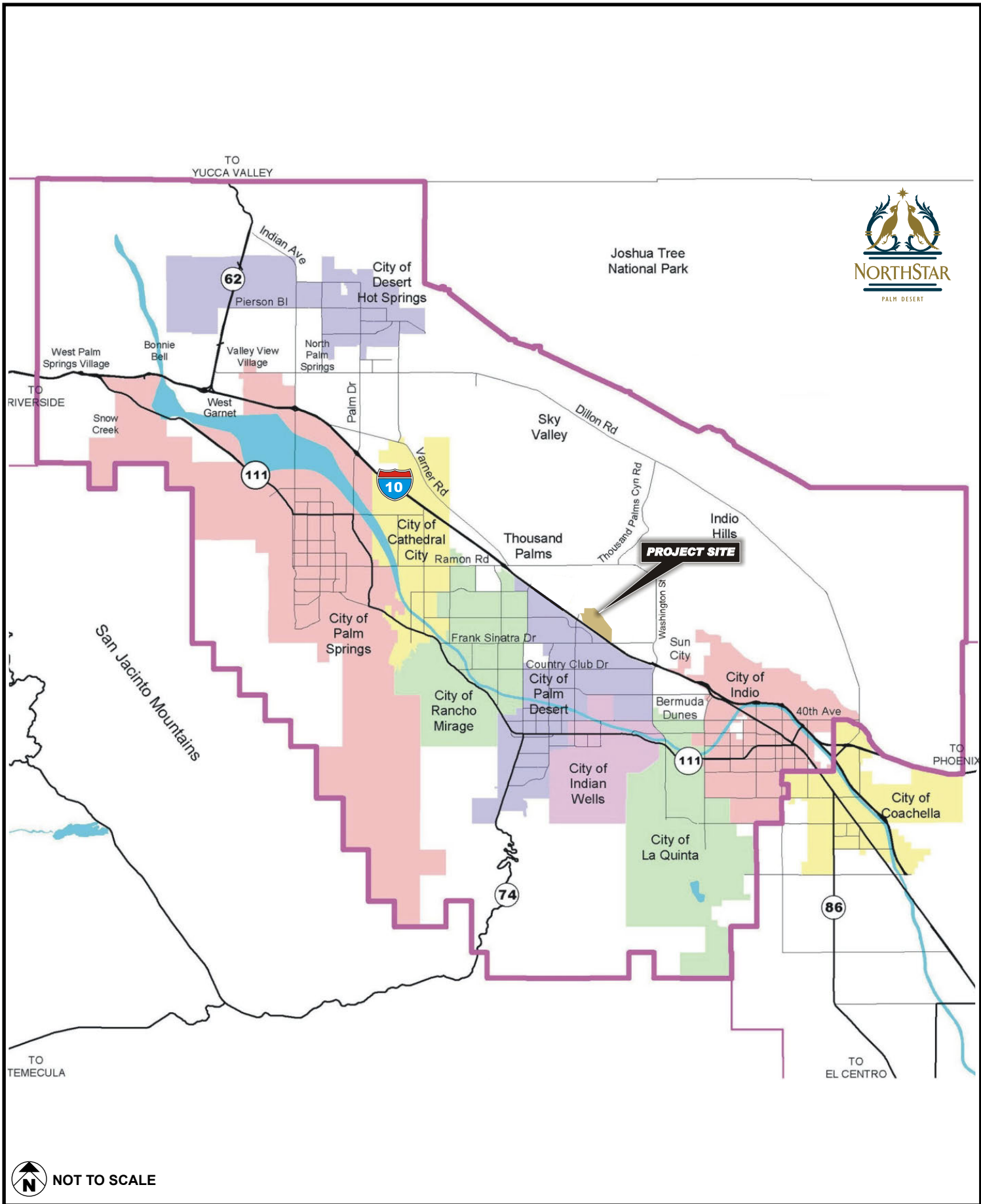
**Table 1**  
**Approved Land Use Summary**  
**NorthStar Specific Plan**

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
<b>TOTAL</b>	<b>NIA</b>	<b>455.75</b>	<b>NIA</b>	<b>970</b>	<b>2,068,000 sq. ft. and 350 Key Hotel</b>

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

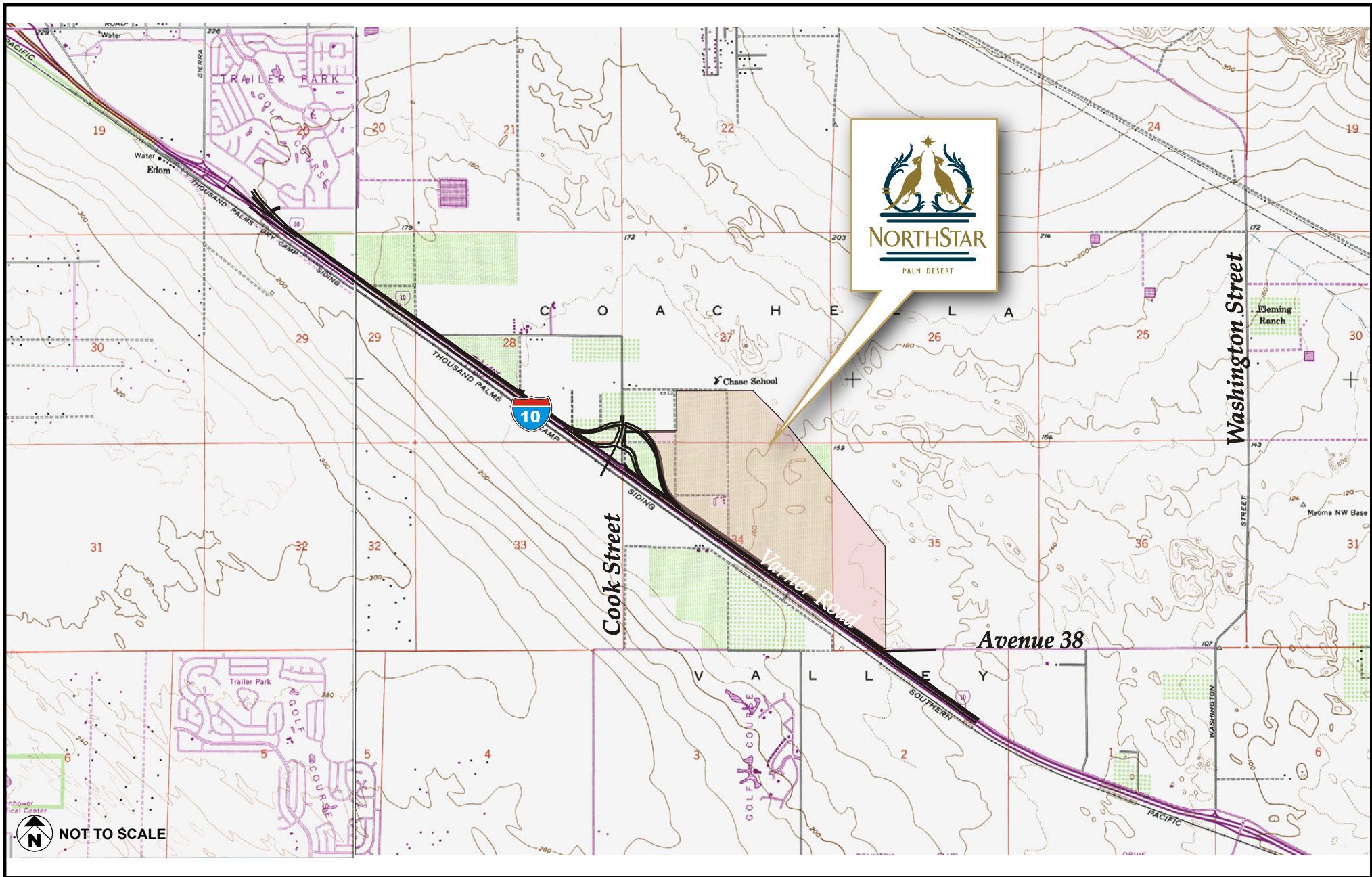
***Proposed NorthStar Specific Plan Amendment / Proposed Project***

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



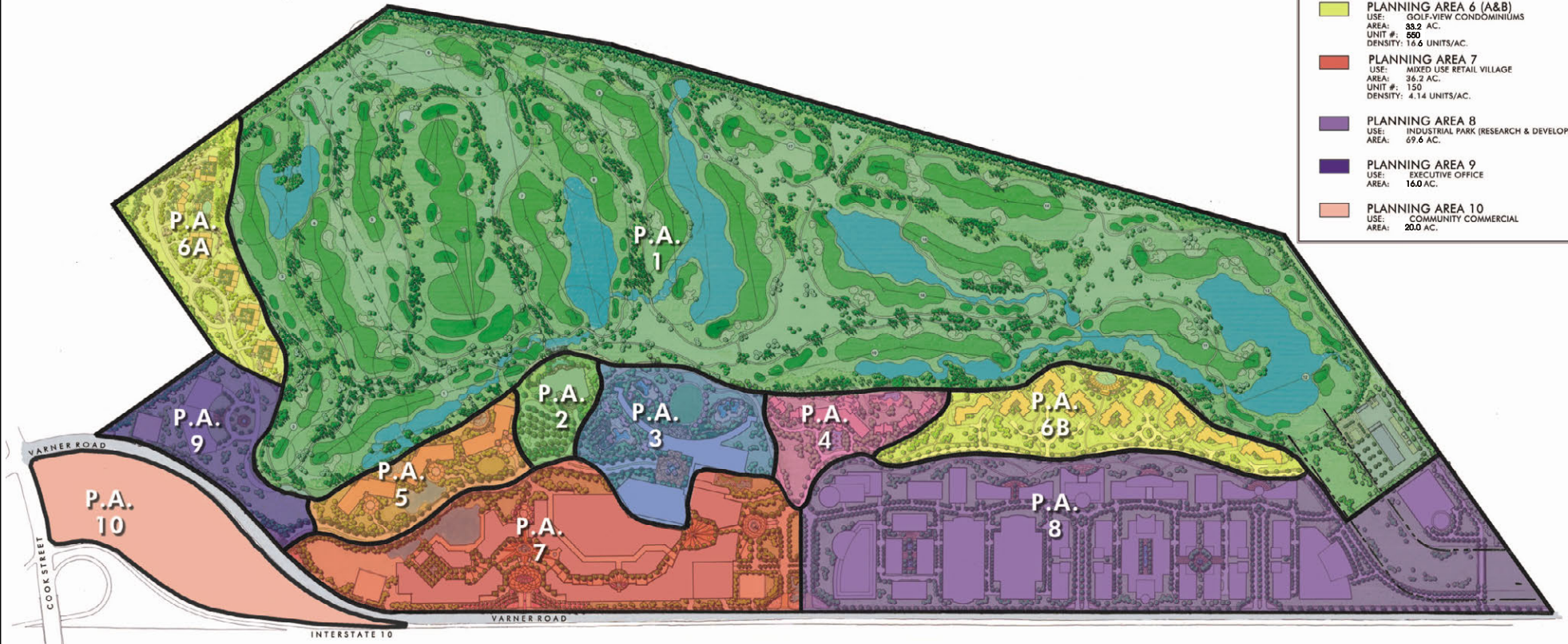
SOURCE: The Altum Group - 2020

FIGURE 2



**LAND USE SUMMARY**

<span style="color: green;">■</span>	<b>PLANNING AREA 1</b> USE: CHAMPIONSHIP GOLF COURSE AREA: 240 AC.
<span style="color: lightgreen;">■</span>	<b>PLANNING AREA 2</b> USE: GOLF CLUBHOUSE FACILITIES AREA: 5.9 AC.
<span style="color: blue;">■</span>	<b>PLANNING AREA 3</b> USE: DELUXE GOLF-VIEW HOTEL AREA: 17.6 AC.
<span style="color: pink;">■</span>	<b>PLANNING AREA 4</b> USE: RESORT GOLF-VIEW VILLAS AREA: 7.3 AC. UNIT #: 54 DENSITY: 7.4 UNITS/AC.
<span style="color: orange;">■</span>	<b>PLANNING AREA 5</b> USE: RESORT TIMESHARE UNITS AREA: 9.95 AC. UNIT #: 216 DENSITY: 21.7 UNITS/AC.
<span style="color: yellow;">■</span>	<b>PLANNING AREA 6 (A&amp;B)</b> USE: GOLF-VIEW CONDOMINIUMS AREA: 83.2 AC. UNIT #: 550 DENSITY: 16.6 UNITS/AC.
<span style="color: red;">■</span>	<b>PLANNING AREA 7</b> USE: MIXED USE RETAIL VILLAGE AREA: 36.2 AC. UNIT #: 150 DENSITY: 4.14 UNITS/AC.
<span style="color: purple;">■</span>	<b>PLANNING AREA 8</b> USE: INDUSTRIAL PARK (RESEARCH & DEVELOPMENT) AREA: 69.6 AC.
<span style="color: darkpurple;">■</span>	<b>PLANNING AREA 9</b> USE: EXCLUSIVE OFFICE AREA: 16.0 AC.
<span style="color: peachpuff;">■</span>	<b>PLANNING AREA 10</b> USE: COMMUNITY COMMERCIAL AREA: 20.0 AC.



NOT TO SCALE

SOURCE: The Altum Group - 2020

FIGURE 3

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**

<b>Planning Area</b>	<b>Land Use Description</b>	<b>Land Area (Acres)</b>	<b>D.U. / Acre</b>	<b>Dwelling Unit Total</b>	<b>Maximum Floor Area (SQ. FT.)</b>
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
<b>TOTAL</b>	<b>NIA</b>	<b>455.75</b>	<b>NIA</b>	<b>970</b>	<b>1,544,035 sq. ft. and 350 Key Hotel</b>

*\* 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.

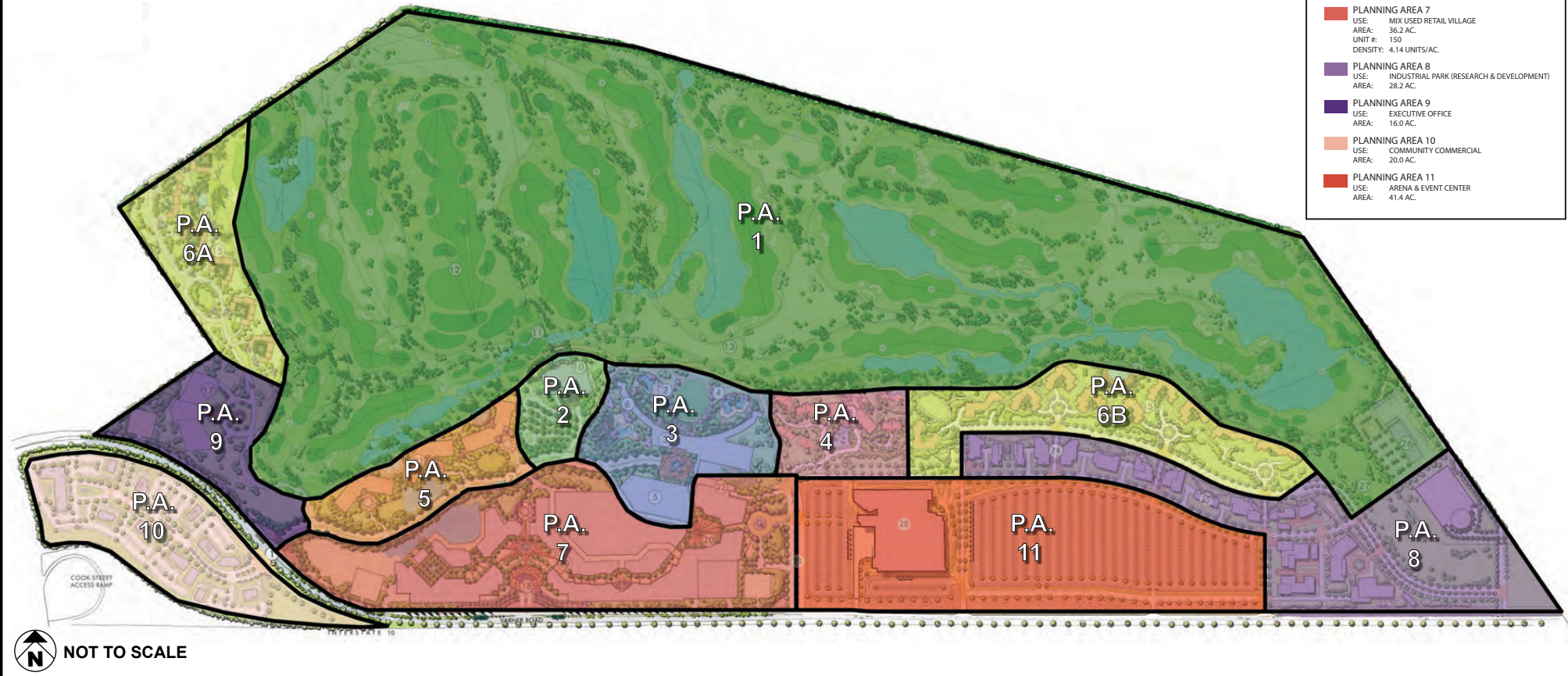
A portion of the Arena would contain retractable seating to accommodate non-AHL events requiring a larger floor area. In addition, for non-AHL events with smaller attendance, the Arena performance and seating areas could be re-configured, and event patron access managed, to create a smaller venue space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



APN's	
695-100-001	*695-100-008
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	
<span style="color: green;">■</span>	PLANNING AREA 1 USE: CHAMPIONSHIP GOLF COURSE AREA: 240 AC.
<span style="color: lightgreen;">■</span>	PLANNING AREA 2 USE: GOLF CLUBHOUSE FACILITIES AREA: 5.9 AC.
<span style="color: blue;">■</span>	PLANNING AREA 3 USE: DELUXE GOLF-VIEW HOTEL AREA: 17.6 AC.
<span style="color: pink;">■</span>	PLANNING AREA 4 USE: RESORT GOLF-VIEW VILLAS AREA: 7.3 AC. UNIT #: 54 DENSITY: 7.4 UNITS/AC.
<span style="color: orange;">■</span>	PLANNING AREA 5 USE: RESORT TIMESHARE UNITS AREA: 9.95 AC. UNIT #: 216 DENSITY: 21.7 UNITS/AC.
<span style="color: yellow;">■</span>	PLANNING AREA 6A & 6B USE: GOLF VIEW CONDOMINIUMS AREA: 33.2 AC. UNIT #: 550 DENSITY: 16.6 UNITS/AC.
<span style="color: red;">■</span>	PLANNING AREA 7 USE: MIX USED RETAIL VILLAGE AREA: 36.2 AC. UNIT #: 150 DENSITY: 4.14 UNITS/AC.
<span style="color: purple;">■</span>	PLANNING AREA 8 USE: INDUSTRIAL PARK (RESEARCH & DEVELOPMENT) AREA: 28.2 AC.
<span style="color: darkpurple;">■</span>	PLANNING AREA 9 USE: EXECUTIVE OFFICE AREA: 16.0 AC.
<span style="color: peachpuff;">■</span>	PLANNING AREA 10 USE: COMMUNITY COMMERCIAL AREA: 20.0 AC.
<span style="color: darkred;">■</span>	PLANNING AREA 11 USE: ARENA & EVENT CENTER AREA: 41.4 AC.

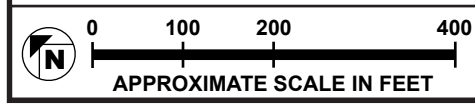
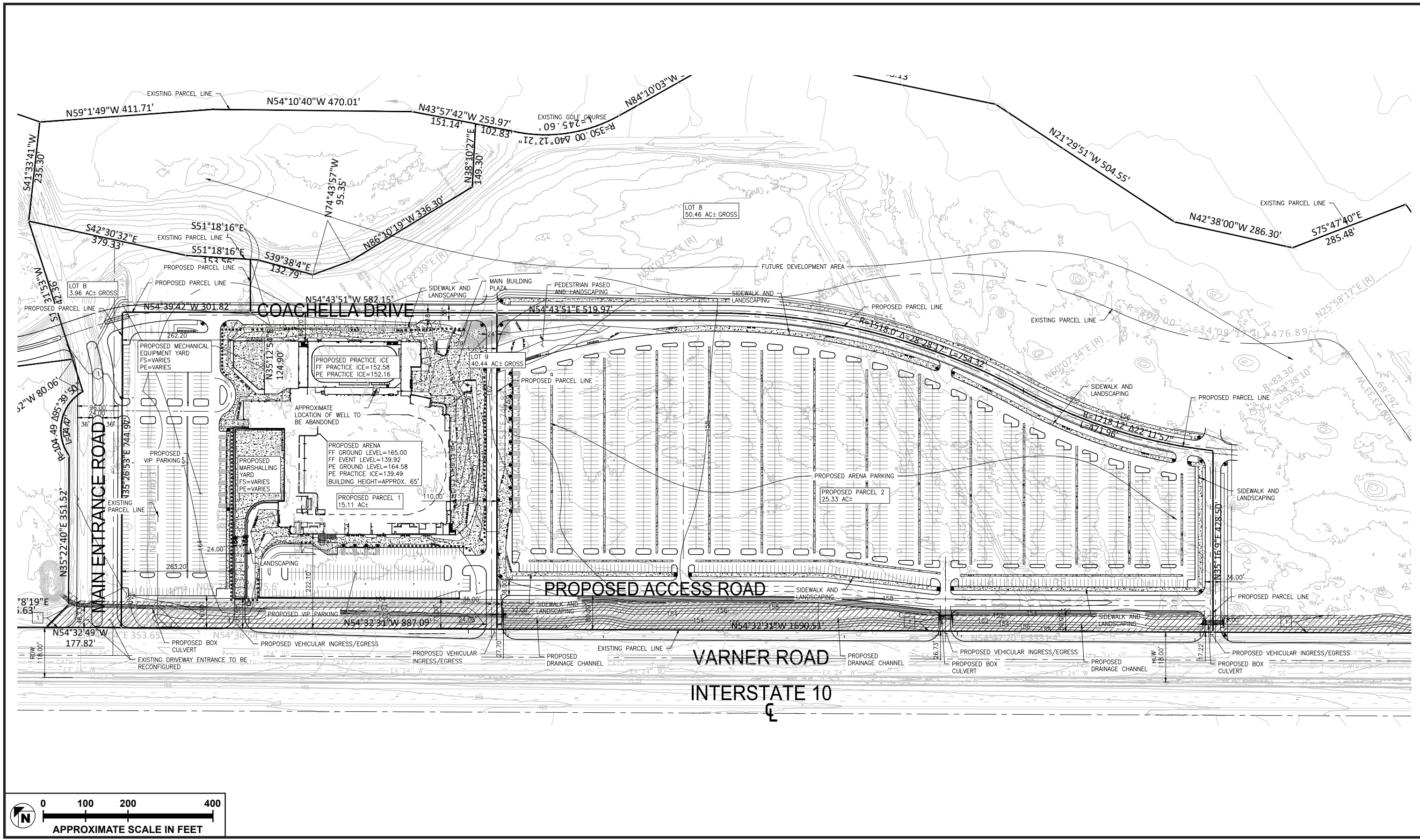


SOURCE: The Altum Group - 2020

FIGURE 4



# Proposed NorthStar Specific Plan Conceptual Land Use Map



SOURCE: POPULOUS - December 2020

FIGURE 5



# Arena Plot Plan



SOURCE: POPULOUS - December 2020

FIGURE 6

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
<b>Premium Level Bowl</b>	
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
<b>Subtotal</b>	<b>907</b>
<b>Suite</b>	
Fixed Seating	352
Barstools	84
<b>Subtotal</b>	<b>436</b>
<b>Lower Bowl Club</b>	
Fixed Seating	251
ADA/Companion Seating	8
<b>Subtotal</b>	<b>259</b>
<b>Lower Bowl General</b>	
Fixed Seating	6,619
Retractable Seating	1,351
SRO	222
ADA/Companion Seating	124
<b>Subtotal</b>	<b>8,316</b>
<b>TOTAL</b>	<b>9,918</b>

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.<sup>2</sup> 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

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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

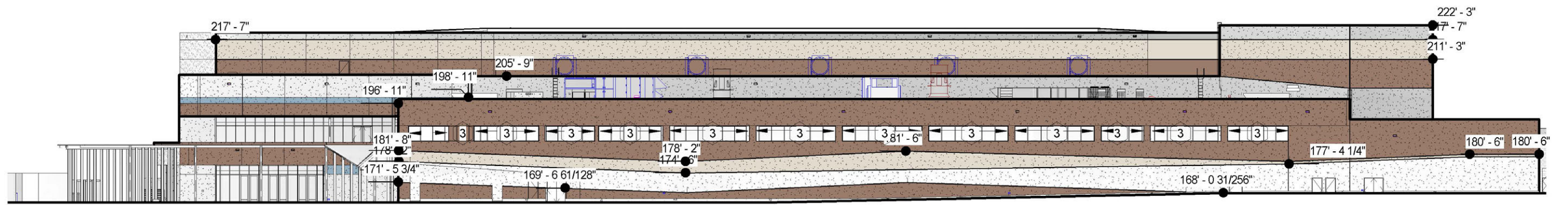
The Arena building would be approximately 65 feet in height and extend approximately 25 feet below ground. It is designed to be an indoor/outdoor facility with access to exterior concessions situated on the main concourse and near a large outdoor plaza space. The Arena floor Level 1 – Event Level would 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**

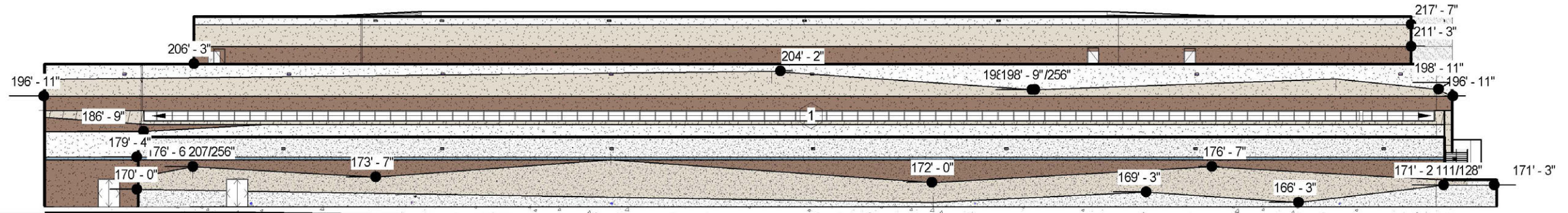
Levels	Elevations Related to Existing Grade
Level 1 – Event Level	-25' – 1"
Level 2 – Practice Ice Level	-12' – 5"
Level 3 – Main Concourse Level	0' – 0"
Level 4 – Premium Concourse Level	15' – 9"
Level 5 – Catwalk Level	36' -11"
Level 6 – High Roof Level	52' -11"

*Source: 100% CD Design, Populous.*

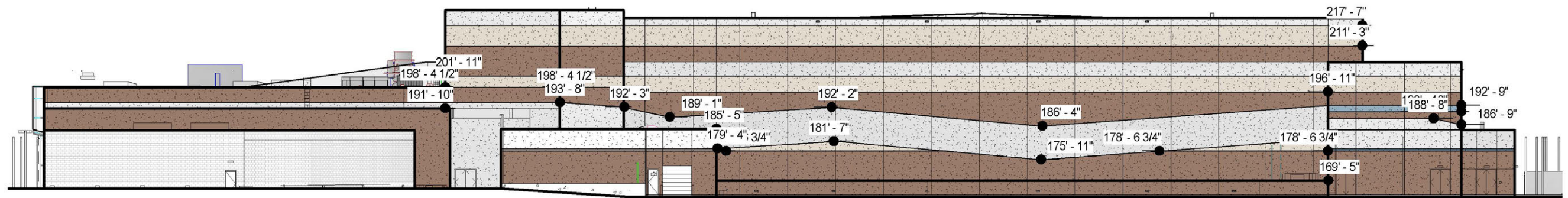
The clubs at Level 4 - Premium Concourse Level are designed with exterior balconies to offer views of the plaza and mountains beyond. The main façade of the arena event center would be clad with Exterior Insulation and Finish System (EIFS) with a perforated/corrugated metal panel shade canopy designed 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.



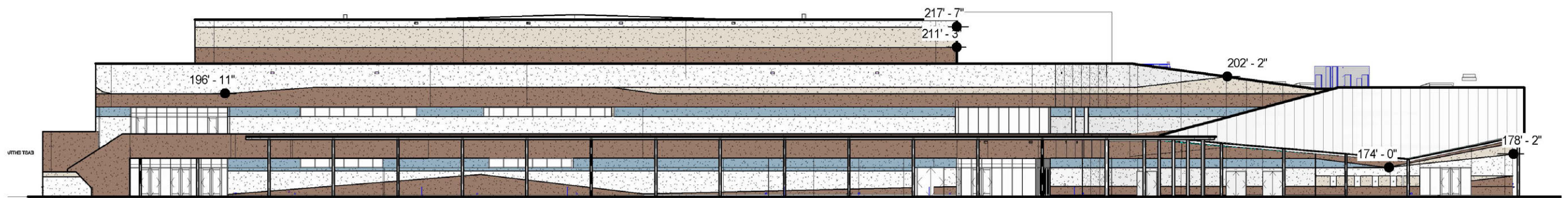
① NORTH ELEVATION  
1" = 30'-0"



② SOUTH ELEVATION  
1" = 30'-0"



① WEST ELEVATION  
1" = 30'-0"

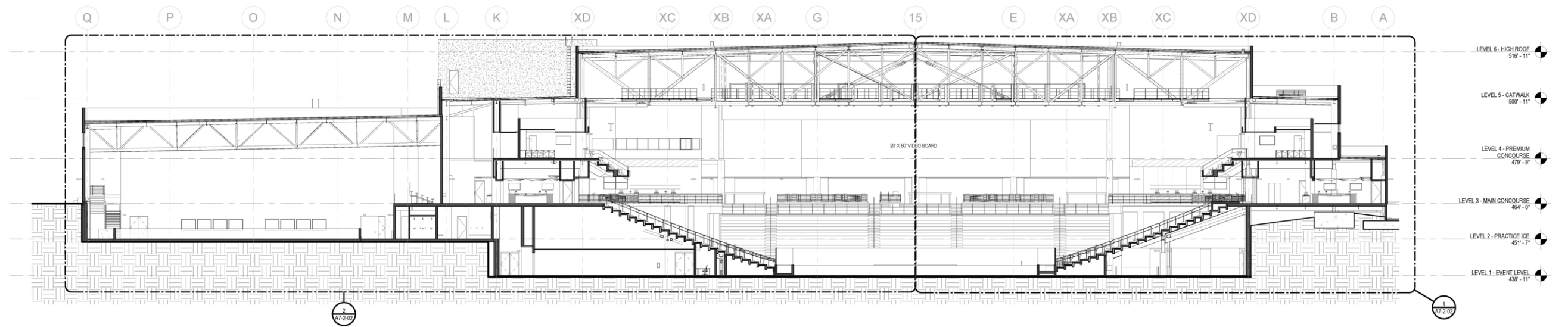


② EAST ELEVATION  
1" = 30'-0"

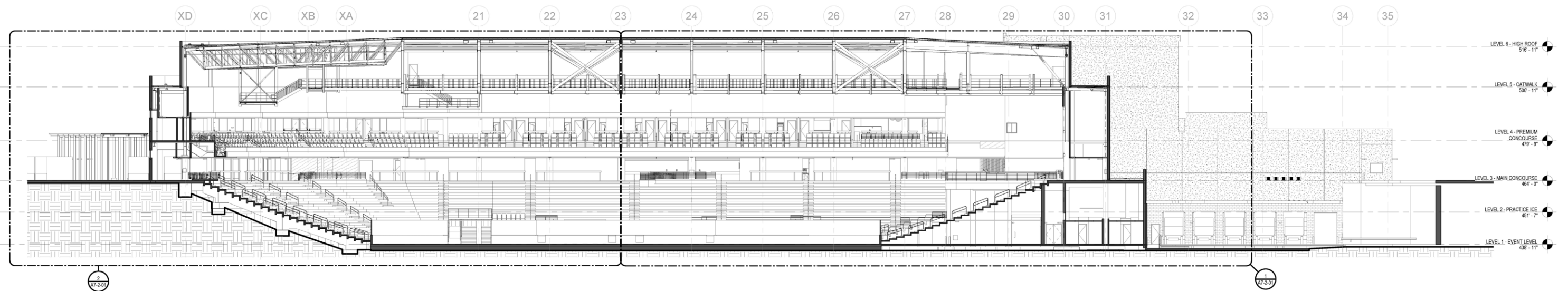
SOURCE: POPULOUS - 2021

FIGURE 7





② EAST WEST - BUILDING SECTION  
1/16" = 1'-0"



① NORTH SOUTH - BUILDING SECTION  
1/16" = 1'-0"

SOURCE: POPULOUS - 2021

FIGURE 8

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.<sup>3</sup>

## **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.

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<sup>3</sup> 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.

PLANTING SCHEDULE (THIS SHEET ONLY):

MAJOR TREES					
Symbol	Quantity	Botanical Name	Common Name	Size	Notes
AC	18	<i>Aesculus californica</i>	California Buckeye	36" Box	
CD	38	<i>Cercidium x 'Desert Museum'</i>	Thornless Palo Verde	36" Box	
CL	14	<i>Chilopsis linearis</i>	Desert Willow	36" Box	
CT	35	<i>Chitalpa tashkentensis 'Pink Dawn'</i>	Chitalpa	36" Box	
OT	16	<i>Olneya tesota</i>	Desert Ironwood	36" Box	
PG	6	<i>Prosopis glandulosa</i>	Honey Mesquite	36" Box	
QA	39	<i>Quercus agrifolia</i>	Coast Live Oak	36" Box	
SS	13	<i>Sophora secundiflora</i>	Texas Mountain Laurel	36" Box	
WF	100	<i>Washingtonia filifera</i>	California Fan Palm	48" Box	8' BTH

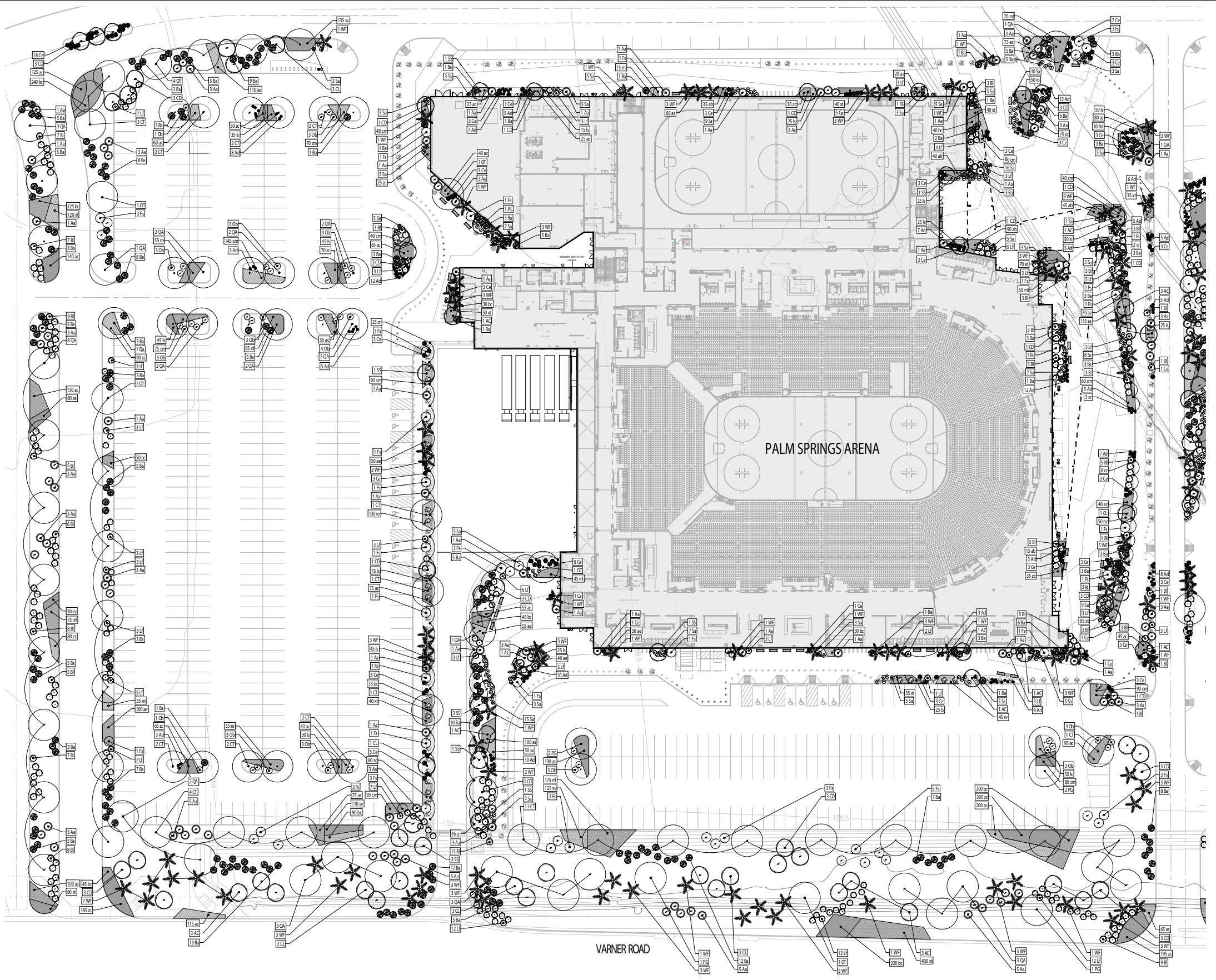
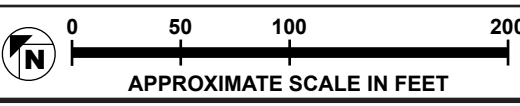
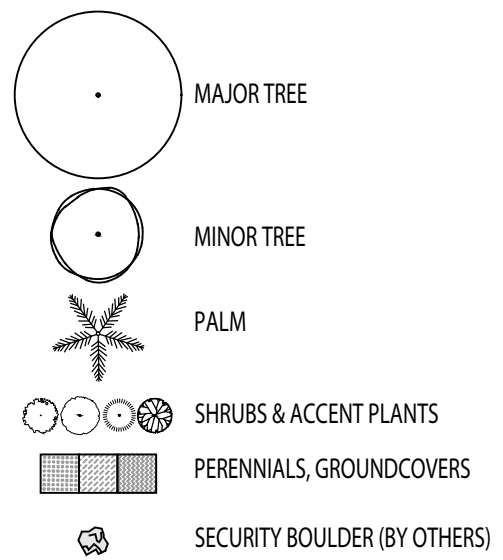
  

SHRUBS & ACCENT PLANTS					
Symbol	Quantity	Botanical Name	Common Name	Size	Notes
Aa	96	<i>Agave americana</i>	Century Plant	15 Gal.	
Ad	165	<i>Agave deserti</i>	Desert Agave	5 Gal.	
Ba	236	<i>Baccharis x 'Thompson'</i>	Thompson Baccharis	5 Gal.	
Bl	144	<i>Bougainvillea 'La Jolla'</i>	Bougainvillea	10 Gal.	
Ci	115	<i>Calliandra eriophylla</i>	Fairy Duster	5 Gal.	
Fs	51	<i>Fouquieria splendens ssp.</i>	Ocotillo	10 Gal.	
Lf	137	<i>Leucophyllum frutescens</i>	Compact Texas Ranger	5 Gal.	
Ob	42	<i>Opuntia basilaris</i>	Beavertail Cactus	5 Gal.	
Sa	182	<i>Senna armata</i>	Spiny Senna	5 Gal.	

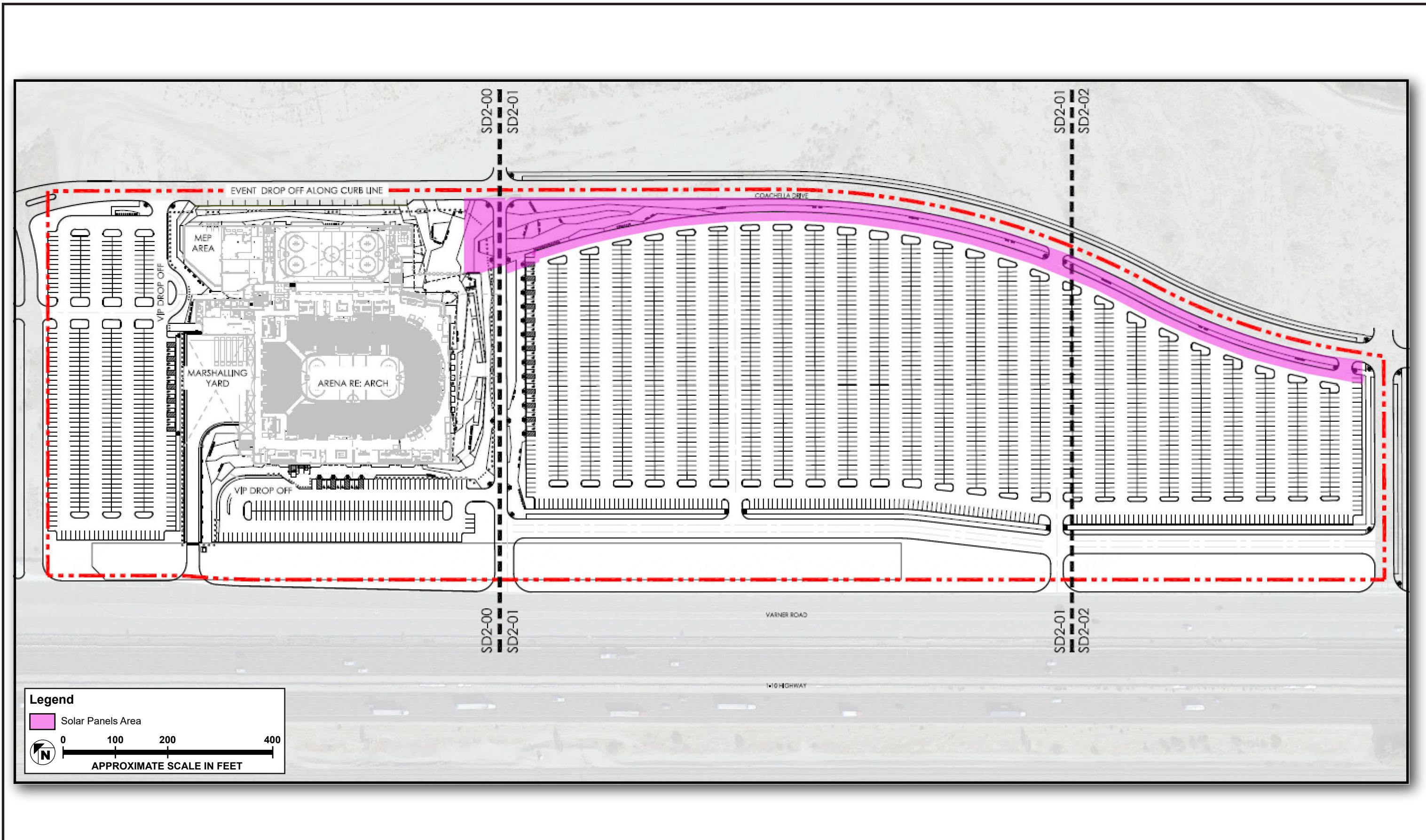
PERENNIALS, GRASSES & GROUNDCOVERS					
Symbol	Quantity	Botanical Name	Common Name	Size	Notes
ab	225	<i>Aloe 'Blue Elf'</i>	Aloe	1 Gal.	15" OC
ac	870	<i>Artemisia californica 'Canyon Gray'</i>	Canyon Gray Sagebrush	1 Gal.	18" OC
ae	595	<i>Asclepias erosa</i>	Desert Milkweed	1 Gal.	18" OC
as	900	<i>Asclepias subulata</i>	Skeleton Milkweed	1 Gal.	18" OC
bc	1150	<i>Bouteloua curtipendula</i>	Blue Grama Grass	1 Gal.	18" OC
cm	875	<i>Chrysactinia mexicana</i>	Damianita	1 Gal.	18" OC
cr	52	<i>Campsis radicans</i>	Trumpet Vine	1 Gal.	As shown
ls	590	<i>Lantana setowiana</i>	Trailing Lantana	1 Gal.	18" OC
ml	465	<i>Muhlenbergia lindheimeri</i>	Autumn Glow Muhl	1 Gal.	24" OC
ro	290	<i>Rosmarinus officinalis</i>	Trailing Rosemary	1 Gal.	24" OC
sv	715	<i>Solidago velutina</i>	Threeneerve Goldenrod	1 Gal.	18" OC
xt	1090	<i>Xylorhiza tonifolia</i>	Mojave Woodyaster	1 Gal.	18" OC
zc	1445	<i>Zauschneria californica</i>	California Fuchsia	1 Gal.	18" OC

LEGEND:



SOURCE: POPULOUS - 2021

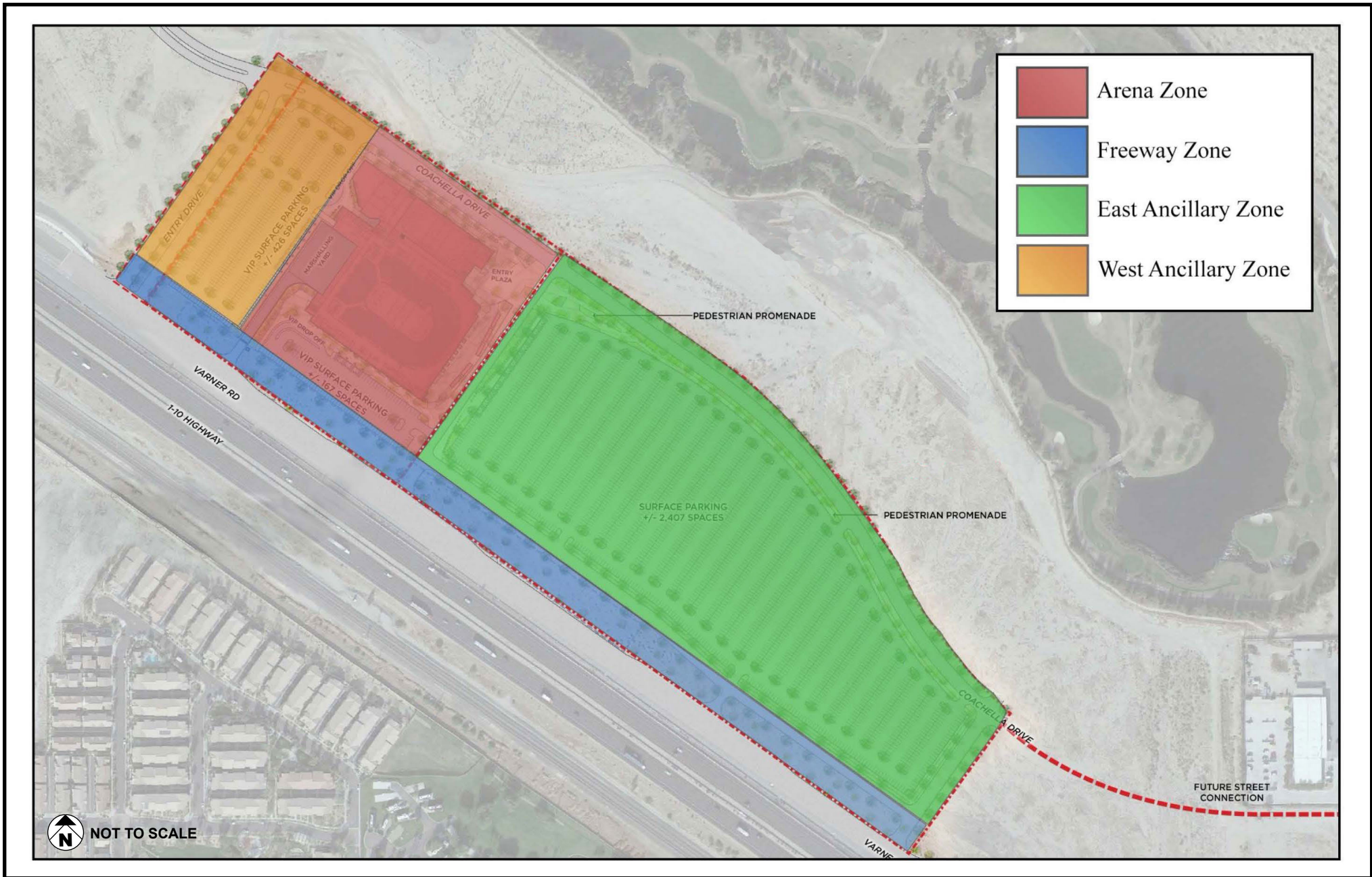
FIGURE 9



SOURCE: POPULOUS - 2021

FIGURE 10

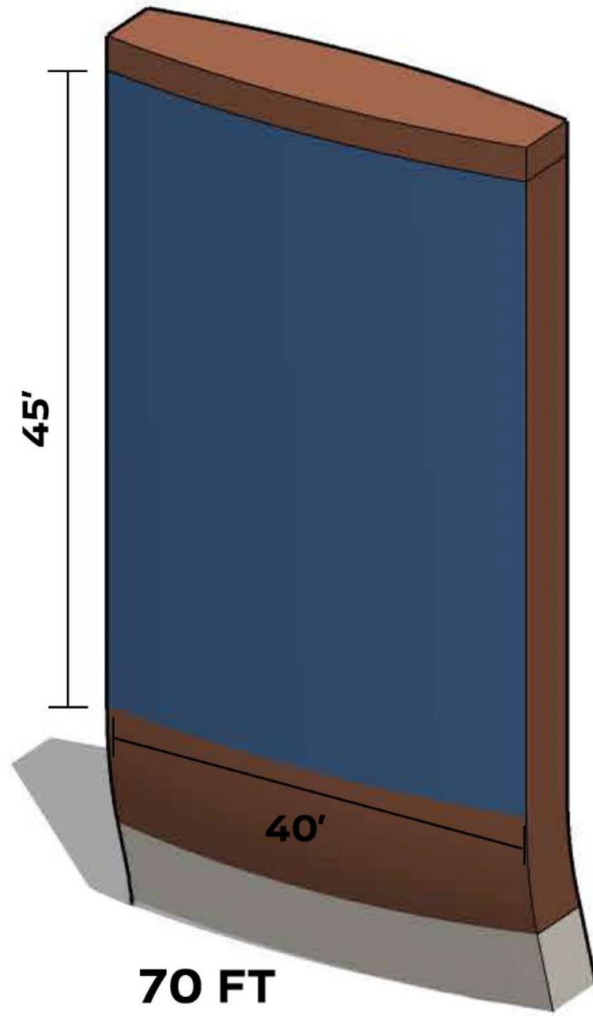




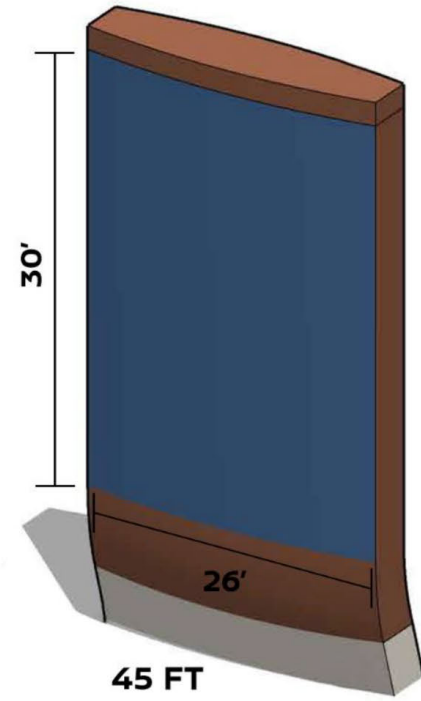

 NOT TO SCALE

SOURCE: POPULOUS - 2021

FIGURE 11



Freeway Sign

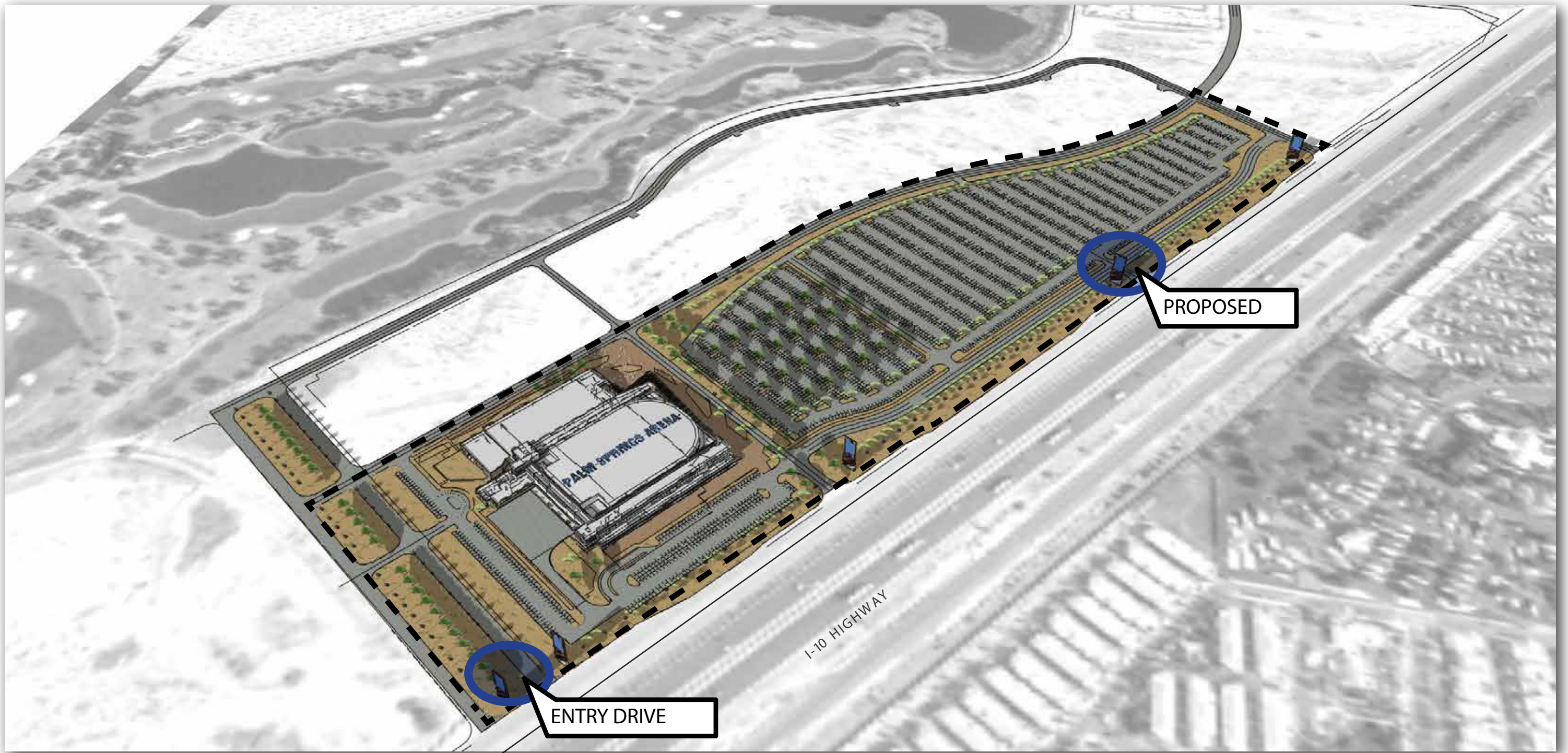


Monument Sign

 NOT TO SCALE

SOURCE: POPULOUS- 2021

FIGURE 12



SOURCE: POPULOUS - 2021

FIGURE 13

## **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

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### 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.

<b>Residential Acres:</b>	N/A	<b>Lots:</b>	N/A	<b>Units:</b>	N/A	<b>Projected No. of Residents:</b>	N/A
<b>Commercial Acres:</b>	N/A	<b>Units:</b>	N/A	<b>Sq. Ft. of Bldg. Area:</b>	N/A	<b>Est. No. of Employees:</b>	N/A
<b>Industrial Acres:</b>	N/A	<b>Lots:</b>	N/A	<b>Sq. Ft. of Bldg. Area:</b>	N/A	<b>Est. No. of Employees:</b>	N/A
<b>Other:</b>	Arena and	<b>Acres</b>	44.41 (gross)	<b>Sq. Ft. of Bldg. Area:</b>	260,000 arena and event center;	<b>Est. No. of Employees:</b>	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     |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services               | Significance                                       |

### 3.4 Determination

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.
<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> 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>
<b>1. Scenic Resources</b>					
<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

FIGURE 14

WEST AERIAL



SOURCE: POPULOUS - 2021

FIGURE 15

WESTBOUND



SOURCE: POPULOUS - 2021

FIGURE 16

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
<b>2. Mt. Palomar Observatory</b>					
<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.<sup>4</sup> 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.

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<sup>4</sup> 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
<b>3. Other Lighting Issues</b>					
<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.<sup>5</sup> 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>
<b>4. Agriculture</b>					
<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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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.<sup>6</sup> 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 –

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<sup>6</sup> 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
<b>5. Forest</b>					
<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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
<b>6. Air Quality Impacts</b>					
<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"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> 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, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> 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 PM<sub>10</sub> of which the Coachella Valley is in non-attainment.

**Table 5**  
**Maximum Arena Construction Emissions**

Source	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
	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
<b>Threshold exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.

Notes:

CO = carbon monoxide; NO<sub>x</sub> = nitrogen oxides; PM<sub>10</sub> = particulate matter less than 10 microns; PM<sub>2.5</sub> = particulate matter less than 2.5 microns; SO<sub>x</sub> = 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
<b>Threshold exceeded?</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>No</b>

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	—
<b>Specific Plan exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>—</b>

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>
<b>7. Wildlife &amp; Vegetation</b>					
<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.<sup>7</sup> 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.

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<sup>7</sup> 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.<sup>8</sup> 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.

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<sup>8</sup> 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>
<b>8. Historic Resources</b>					
<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.

	<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>9. Archaeological Resources</b>					
<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>
<b>10. Energy</b>					
<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.<sup>9</sup>

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.

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<sup>9</sup> 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
<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>					
<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.<sup>10</sup> 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

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<sup>10</sup> 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.

	<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>12. Liquefaction Potential Zone</b>					
<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.<sup>11</sup> 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
<b>13. Ground-Shaking Zone</b>					
<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.

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<sup>11</sup> 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
<b>14. Landslide Risk</b>					
<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.).<sup>12</sup> 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

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<sup>12</sup> 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 and 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
<b>15. Ground Subsidence</b>					
<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,<sup>13</sup> 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.

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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
<b>16. Other Geologic Hazards</b>					
<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
<b>17. Slopes</b>					
<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 step 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
<b>18. Soils</b>					
<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.<sup>14</sup> 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

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<sup>14</sup> 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.<sup>15</sup> 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

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<sup>15</sup> 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 and 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
<b>19. Wind Erosion and Blowsand From Project Either On or Off Site</b>					
<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**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
<b>20. Greenhouse Gas Emissions</b>					
<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 (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H<sub>2</sub>O). CO<sub>2</sub> 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 CO<sub>2</sub> equivalents (CO<sub>2</sub>e). 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 <sub>2</sub> )	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 <sub>2</sub> are burning coal, oil, natural gas, and wood.
Methane (CH <sub>4</sub> )	A flammable gas and is the main component of natural gas. When one molecule of CH <sub>4</sub> is burned in the presence of oxygen, one molecule of CO <sub>2</sub> and two molecules of water are released. A natural source of CH <sub>4</sub> is the anaerobic decay of organic matter. Geological deposits, known as natural gas fields, also contain CH <sub>4</sub> , which is extracted for fuel. Other sources are from landfills, fermentation of manure, and cattle.
Nitrous Oxide (N <sub>2</sub> O)	A colorless GHG. High concentrations can cause dizziness, euphoria, and sometimes slight hallucinations. N <sub>2</sub> 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 <sub>4</sub> or ethane (C <sub>2</sub> H <sub>6</sub> ) 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 <sub>6</sub> )	An inorganic, odorless, colorless, non-toxic, and non-flammable gas. SF <sub>6</sub> 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 <sub>3</sub> )	An inorganic, non-toxic, odorless, non-flammable gas. NF <sub>3</sub> 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.

<sup>a</sup> 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.”<sup>16</sup> 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.<sup>17</sup> 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.<sup>18</sup> 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

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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](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 Plan<sup>19</sup> adjusted the 1990 GHG emissions levels to 431 million metric tons of carbon dioxide equivalents (MMTCO<sub>2e</sub>); the updated 2020 GHG emissions forecast is 509 MMTCO<sub>2e</sub>, 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,<sup>20</sup> 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

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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](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.<sup>21</sup>

### **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.<sup>22</sup> 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

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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.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=200720080SB375](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200720080SB375).

California Health and Safety Code Section 40460(b),<sup>23</sup> 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,<sup>24</sup> 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 CO<sub>2</sub>e 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.

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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](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 (MTCO<sub>2</sub>e) 3,000 MTCO<sub>2</sub>e 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 MTCO<sub>2</sub>e 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 MMTCO<sub>2</sub>e GHGs in 2005 from direct emissions.<sup>25</sup>

### **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:***

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<sup>25</sup> 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<sub>2</sub>e.

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**Table 9**  
**Arena Construction GHG Emissions**

<b>Construction Phase</b>	<b>MTCO<sub>2</sub>e/Year</b>
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<sub>2</sub>e = metric tons of carbon dioxide equivalent.*

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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.<sup>26</sup> As shown in **Table 9**,

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<sup>26</sup> 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 MTCO<sub>2</sub>e 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 MTCO<sub>2</sub>e per year.

**Table 10**  
**Operational Approved Specific Plan Greenhouse Gas Emissions**

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

*Source: Refer to **Appendix C** for GHG calculation sheets.*

*Notes: GHG = greenhouse gas; MTCO<sub>2</sub>e = 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 MTCO<sub>2</sub>e per year. The proposed Amendment would, therefore, result in a decrease of 2,925 MTCO<sub>2</sub>e 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 <sub>2</sub> e per year
Construction (amortized)	154
Area	14
Energy	19,422
Mobile	58,750
Waste	920
Water	4,182
<b>TOTAL</b>	<b>83,442</b>

*Source: Refer to Appendix C for operational GHG calculation sheets.  
Notes: GHG = greenhouse gas; MTCO<sub>2</sub>e = 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 MTCO<sub>2e</sub> per year, which was based on capturing 90 percent of emission from all projects in the County. Any project that exceeds the 3,000 MTCO<sub>2e</sub> 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 MTCO<sub>2e</sub> per year, which would exceed the CAP's screening threshold of 3,000 MTCO<sub>2e</sub> 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
<b><i>Residential Development</i></b>			
EE5.A.4 Air Infiltration	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. <ul style="list-style-type: none"> <li>Air barrier applied to the exterior walls, calking, and visual such as the HERS Verified Quality Insulation Installation (QII or equivalent)</li> </ul>		6
EE5.B.1 Heating/ Cooling Distribution System	Modest Duct insulation (R-6)		4
EE5.B.4 Daylighting	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. <ul style="list-style-type: none"> <li>All rooms within the living space have daylight (through the use of windows, solar tubes, skylights, etc.)</li> </ul>		1
EE5.B.6 Appliances	Energy Star Refrigerator (new) Energy Star Dish Washer (new) Energy Star Washing Machine (new)	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
<b>Commercial Development and Public Facilities</b>			
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 ( CRRC 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"> <li>Air barrier applied to exterior walls, caulking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent)</li> <li>Blower Door HERS Verified Envelope Leakage or equivalent</li> </ul>	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"> <li>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.</li> </ul>	The Arena would satisfy this measure.	5
T3.A.2 Car/Vanpools*	<ul style="list-style-type: none"> <li>Car/vanpool program</li> <li>Car/vanpool program with preferred parking</li> <li>Car/vanpool with guaranteed ride home program</li> <li>Subsidized employee incentive car/vanpool program</li> </ul>	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"> <li>• Complete sidewalk to residential within ½ mile</li> <li>• Complete bike path to residential within 3 miles</li> <li>• Bike lockers and secure racks</li> <li>• Showers and changing facilities</li> <li>• Subsidized employee walk/bike program</li> </ul>	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*	Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles. Provide larger parking spaces that can accommodate vans used for ridesharing programs and reserve them for vanpools and include adequate passenger waiting/loading areas.	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*	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: <ul style="list-style-type: none"> <li>• Provide separated recycling bins within each commercial building/floor and provide large external recycling collection bins at central location for collection truck pick-up</li> <li>• Provide commercial/industrial recycling programs that fulfills an on-site goal of 80% diversion of solid waste</li> </ul>	The Arena would satisfy this measure.	7
<b>TOTAL</b>			<b>150</b>

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
<b>21. Hazards and Hazardous Materials</b>					
<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 65962.5<sup>27</sup>; 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.

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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>
<b>22. Airports</b>					
<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
<b>23. Water Quality Impacts</b>					
<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 Conservation 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.<sup>28</sup> 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:

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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.<sup>29</sup> 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

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<sup>29</sup> 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.<sup>30</sup> 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.<sup>31</sup> 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

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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
<b>24. Land Use</b>					
<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.<sup>32</sup>

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<sup>32</sup> 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
<b>25. Mineral Resources</b>					
<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.<sup>33</sup> 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.”<sup>34</sup> 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.

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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>
<b>26. Airport Noise</b>					
<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
<b>27. Noise Effects on or by the Project</b>					
<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.<sup>35</sup> 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).<sup>36</sup> 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.<sup>37</sup> As the Proposed Specific Plan would not substantially increase trips, there would also not be a substantial increase in

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<sup>35</sup> 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.

<sup>36</sup> See **Appendix F1**.

<sup>37</sup> 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	
<b>FTA Reference Vibration Levels at 25 feet</b>							
	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
<b>28. Paleontological Resources</b>					
<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
<b>29. Housing</b>					
<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>					
<b>30. Fire Services</b>	<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.

	<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>					
<b>31. Sheriff Services</b>	<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>					
<b>32. Schools</b>	<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>					
<b>33. Libraries</b>	<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.

	<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>					
<b>34. Health Services</b>	<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**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
<b>35. Parks and Recreation</b>					
<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>
<b>36. Recreational Trails</b>					
<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 atrial 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
<b>37. Transportation</b>					
<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.<sup>38</sup> 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.

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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.<sup>39</sup> 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

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<sup>39</sup> 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
<b>Total Annual VMT</b>	<b>132,059,266</b>	<b>132,463,664</b>

*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>
<b>38. Bike Trails</b>					
<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
<b>39. Tribal Cultural Resources</b>					
<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.<sup>40</sup> 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."<sup>41</sup> 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.

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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>
<b>40. Water</b>					
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.<sup>42</sup> 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.<sup>43</sup> 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

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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.<sup>44</sup> 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.<sup>45</sup> 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.

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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.<sup>46</sup> 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
<b>Total</b>	<b>455.75</b>	<b>190.63</b>	<b>367.96</b>	<b>789.91</b>	<b>1,348.50</b>

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.<sup>47</sup> 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	
<b>Total</b>	<b>455.75</b>	<b>190.63</b>	<b>295.15</b>	<b>783.45</b>	<b>1,269.23</b>

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
<b>41. Sewer</b>					
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.<sup>48</sup> 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.

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48 See Appendix G.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
<b>42. Solid Waste</b>					
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 <sup>1</sup>	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 <sup>2</sup>	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 <sup>3</sup>	780 lb/day
	Meeting Rooms	32,000 sq ft	3.12 lb/100 sq ft/day <sup>3</sup>	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 <sup>3</sup>	9,204 lb/day
<b>Total</b>				<b>58,699.7 lb/day</b> <b>29.35 tons/day</b>

**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.<sup>49</sup> 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.

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<sup>49</sup> 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
<b>43. Utilities</b>					
<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>
<b>44. Wildfire</b>					
<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.<sup>50</sup> 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.

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<sup>50</sup> 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.

	<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>45. MANDATORY FINDINGS OF SIGNIFICANCE</b>					
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

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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.	<b>SR-1:</b> 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.

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
4.1.3: Air Quality	EIR No. 470 determined that 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 <sub>2.5</sub> , PM <sub>10</sub> , and ROG.	The Project would result in less than significant impacts during construction and operation with mitigation. Operation of the proposed Specific Plan would exceed the SCAQMD thresholds for VOCs, NOx, CO, and PM <sub>10</sub> , but would not exceed operational thresholds for SOx or PM <sub>2.5</sub> . 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.	<b>AQ-1:</b> 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.
			<b>AQ-2:</b> 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.	Prior to the issuance of Grading and Building Permits	Riverside County Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			<b>AQ-3:</b> Reduce "spill-over" effects by preventing soil erosion, washing vehicles entering public roadways from dirt off-	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
			road project areas, and washing/sweeping project access to public roadways on an adequate schedule.	Grading and Building Permits	Safety Department			
			<b>AQ-4:</b> 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.	Prior to the issuance of Grading and Building Permits	Riverside County Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			<b>AQ-5:</b> 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.	Ongoing During Construction	Riverside County Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			<b>AQ-6:</b> Enforce a speed limit of 15 mph on any unpaved surface.	Ongoing During Construction	Riverside County Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			<b>AQ-7:</b> Limit grading/soil disturbance to as small an area as practical at any one time not to exceed 15 acres on any given day.	Prior to approval of Grading Permit	Riverside County Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			<b>AQ-8:</b> 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.	Prior to Approval of Building Permit	Riverside County Building and Safety Department.	Applicable	Mitigation Measure shall apply.	
			<b>AQ-9:</b> Recommended developer-sponsored measures include the following: 1. Provide an attractive pedestrian environment.	Prior to approval of Plot Plan	County of Riverside, Planning Department	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>2. Incorporate bicycle trails and interconnections.</p> <p>3. Build homes that exceed minimum statewide energy construction requirements.</p> <p>4. Include residential design features that encourage trip elimination or trip diversion to alternative transportation:</p> <p>a. Pre-wired for various telecommunications systems for in-home offices</p> <p>b. Pre-wired for 220V electric vehicle and golf cart charging systems.</p> <p>5. Provide preferential parking spaces for employee carpools and vanpools.</p> <p>6. Schedule truck deliveries and pickups for off-peak hours where feasible.</p>					
4.1.4: Biological Resources	EIR No. 470 determined that impacts to sensitive biological resources would be less than significant with mitigation.	The Project, including both onsite and offsite improvements, would result in less than significant impacts with mitigation.	<p><b>WR-1:</b> No use of chemical controls for weeds or animals within 100 feet of the preserve boundary.</p>	Ongoing	County of Riverside, Environmental Health Department; Planning	Applicable	Mitigation Measure shall apply.	Less than Significant.
			<p><b>WR-2:</b> 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>	Review of Plot Plan	County of Riverside, Planning Department	Applicable	Mitigation Measure shall apply.	
			<p><b>WR-3:</b> 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>	Review of Plot Plan; Ongoing	County of Riverside, Planning Department	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
			<b>WR-4:</b> Boundary fencing shall allow for the movement of animals on and off the preserve.	Ongoing	County of Riverside, Planning Department	Applicable	Mitigation Measure shall apply.	
			<b>WR-5:</b> 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.	Ongoing.	County of Riverside, Planning Department	Not Applicable. This mitigation measure applies to the golf course and not the Arena.	None.	
			<b>WR-6:</b> Informational signs shall be posted at 50-yard intervals informing project site users as to the purpose and fragile nature of the preserve.	Ongoing	County of Riverside, Planning Department	Applicable	Mitigation Measure shall apply.	
			<b>WR-7:</b> 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.	Review of Plot Plan	County of Riverside, Planning Department	Applicable	Mitigation Measure shall apply.	
			<b>WR-8:</b> 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.	Ongoing	County of Riverside, Planning Department	Applicable	Mitigation Measure shall apply.	
			<b>WR-9:</b> 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.	Ongoing	County of Riverside, Planning Department; Fire Department; Sheriff Department; Environmental Health Department; Transportation Department	Applicable	None.	
			<b>WR-10:</b> The NorthStar project shall grant permission to the Coachella Valley	Ongoing	County of Riverside,	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
			Preserve staff to enter the NorthStar property for the purpose of bird of prey control.		Planning Department			
			<b>WR-11:</b> 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.	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.	
			<b>WR-12:</b> 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.	
			<b>WR-13:</b> Adjacent to the Preserve boundary fence and on the NorthStar property, a snow fence or equivalent shall be built for the purposes of collecting blowsand. 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.	
			<b>WR-14:</b> 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.	
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	<b>CPR-1:</b> 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.	Prior to issuance of Building and Grading Permits	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	Less than Significant.

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
	during grading activities, EIR No. 470 concluded with implementation of mitigation measures, including requiring an Agua Calient 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.	<p><b>CPR-2:</b> 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.</p> <p><b>CPR-3:</b> 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.</p>	<p>Prior to the issuance of Grading and Building Permits</p> <p>Prior to the issuance of Grading and Building Permits</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>	



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><b>CPR-4:</b> 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><b>CPR-5:</b> 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> <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 Department</p>	<p>Applicable</p> <p>Applicable</p>	<p>Mitigation Measure shall apply.</p> <p>Mitigation Measures shall apply</p>	
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	No mitigation is required.	Not applicable	Not applicable	--	No mitigation is required.	Less than significant.

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
		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.						
4.1.7: Geology and Soils	With implementation of mitigation, EIR No. 470 determined that impacts would be less than significant.	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.	<b>AQ-1:</b> 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.	Less than Significant.

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><b>SS-1:</b> 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>	Prior to issuance of Grading Permit	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			<p><b>SS-2:</b> 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>	Prior to issuance of Grading Permit	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			<p><b>SS-3:</b> 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>	Prior to issuance of Grading Permit	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			<p><b>SS-4:</b> 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>	Prior to issuance of Grading Permit	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	

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			in SS 3 above. The lateral extent of the over excavation needs only to extend two feet beyond the face of the footing.					
			<b>SS-5:</b> 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.	Prior to issuance of Grading Permit	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			<b>SS-6:</b> 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.	Prior to issuance of Grading Permit	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			<b>SS-7:</b> 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.	Prior to issuance of Grading Permit	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			<b>SS-8:</b> Foundations: All foundations shall be placed on compacted soils as recommended above. In addition, foundations shall meet the following:	Prior to issuance of Building Permit	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	

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			<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> <p>i) 1500 psf for dead, plus reasonable live, loads</p> <p>ii) 2000 psf for wind and seismic considerations</p> <p>(2) Isolated pad foundations 2' x 2' and bottomed 12 inches below grade:</p> <p>i) 1800 psf for dead, plus reasonable live, loads</p> <p>ii) 2400 psf for wind and seismic considerations</p> <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>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><b>SS-9: Slabs-on-Grade</b></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>	Prior to issuance of Building Permit	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	

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			<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><b>SS-10:</b>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>	Prior to issuance of Grading and Building Permits	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			<p><b>SS-11:</b>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>	Prior to issuance of Building Permit	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	

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			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.					
			<b>SS-12:</b> 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.	Prior to issuance of Grading Permit	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			<b>SS-13:</b> 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.	Prior to issuance of Building Permit	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			<b>SS-14:</b> The developer or successor interest shall include a disclosure about wind erosion susceptibility on property title.	Prior to approval of Tentative Tract Map	County of Riverside, Planning Department	Applicable; Prior to approval of Tentative Parcel Map	Mitigation Measure shall apply.	
			<b>SS-15:</b> 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.	Prior to approval of Tentative Tract Map	County of Riverside, Planning Department	Applicable; Prior to approval of Tentative Parcel Map	Mitigation Measure shall apply.	
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 MTCO <sub>2</sub> e	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.	--	--	--	COA: The project shall be conditioned to demonstrate prior to building permits that the project has	N/A



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	evaluated at the time of EIR No. 470.	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).					incorporated measures to achieve a minimum of 100 points per the Riverside County CAP.	
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.	The Project would not result in significant impacts due to the transportation use, or storage of hazardous materials. Impacts would be less than significant.	<b>TS-1:</b> 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.	Ongoing	Code Enforcement	Applicable.	Mitigation Measure shall apply.	Less than Significant.
			<b>TS-2:</b> A materials storage and management plan for the golf course shall be reviewed and approved by the County Hazardous Waste Management Department.	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.	
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	<b>FL-1:</b> 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 issuance of Grading Permit	County of Riverside, Building and Safety	Applicable	Mitigation Measure shall apply.	Less than significant.

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		<p>project elements necessary for the drainage design goals in the approved Specific Plan are unchanged. 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. 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><b>FL-2:</b> The top-of-berm elevations shall be set a minimum of three feet above the computed and adjacent 100-year water surface elevation.</p>	Prior to issuance of Grading Permit	County of Riverside, Building and Safety	Applicable	Mitigation Measure shall apply.	
			<p><b>FL-3:</b> 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>	Prior to issuance of Grading and Building Permits	County of Riverside, Building and Safety	Applicable	Mitigation Measure shall apply.	
			<p><b>FL-4:</b> The landscaping for the golf course shall be desert type, except where designated otherwise, as shown on the approved landscaping plans.</p>	Prior to approval of Plot Plan	County of Riverside, Planning Department.	Not Applicable. This mitigation measure applies to the golf course and not the Arena.	None.	
			<p><b>FL-5:</b> 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>	Prior to approval of Tentative Tract Map	County of Riverside, Planning Department	Applicable; Prior to approval of Tentative Parcel Map	Mitigation Measure shall apply.	
			<p><b>WQ-1:</b> 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>	Prior to issuance of Grading and Building Permits	County of Riverside, Building and Safety	Applicable	Mitigation Measure shall apply.	

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			<p><b>WQ-2:</b> 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"> <li>Energy dissipation structures and rip-rap at storm water discharge points to stabilize flow and reduce velocities;</li> <li>Desilting basins for pollutant and siltation control during construction, resource based if possible;</li> <li>Mulching of cleared or freshly seeded areas for erosion/sedimentation control;</li> <li>Geotextiles and mats for erosion control during construction, storm drain inlet/outlet protection for siltation control;</li> <li>Slope drains for erosion control, silt fences/sand bags barriers for siltation control during construction;</li> <li>Low water vegetation in landscaped areas;</li> <li>Selection of slope planting species with low fertilization requirements;</li> <li>Requiring permanent irrigation systems to be inspected on a regular basis and properly maintained.</li> </ul>	Prior to issuance of Grading and Building Permits	County of Riverside, Building and Safety; Environmental Health Department	Applicable	Mitigation Measure shall apply.	
			<p><b>WQ-3:</b> The project shall comply with the requirements of the California State Water Quality Control Board.</p>	Prior to issuance of Grading and Building Permits	County of Riverside, Building and Safety; Planning 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	Not applicable	--	No mitigation is required.	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. The 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.	<b>N-1:</b> 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.	Prior to issuance of Building Permit	Riverside County, Building and Safety Department	Applicable	Mitigation Measures MM shall apply.	Less than Significant at the project level. Cumulative noise impacts from roadway noise would be significant and unavoidable.
			<b>N-2:</b> Heavy equipment operations within one-fourth mile of any occupied dwelling shall comply with time limits in the Riverside County Code.	Ongoing during Construction	Riverside County, Building and Safety Department, Code Enforcement	Applicable	Mitigation Measures MM shall apply.	
			<b>N-3:</b> 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.	Ongoing during Construction	Riverside County, Building and Safety Department, Code Enforcement	Applicable	Mitigation Measures MM shall apply.	

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	impacts were determined to be less than significant. However, EIR No. 470 determined cumulative noise impacts from roadway noise would be significant and unavoidable.							
4.1.14: Paleontological Resources	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.	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. 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.	<b>CPR-1:</b> 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.	Prior to issuance of Grading and Building Permits	County of Riverside Building and Safety Department	Applicable	Mitigation Measures shall apply	Less than Significant.
			<b>CPR-2:</b> 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.	Prior to the issuance of Grading and Building Permit	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			<b>CPR-3:</b> Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land developer for consultation and comment on the	Prior to the issuance of Grading and Building Permit	County of Riverside, Building and	Applicable	Mitigation Measure shall apply.	

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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 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.</p>		Safety Department			
			<p><b>CPR-4:</b> 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>	Prior to the issuance of Grading and Building Permit	County of Riverside, Planning Department; Building and Safety Grading Division	Applicable.	Mitigation Measure shall apply.	
			<p><b>CPR-5:</b> 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>	Prior to the issuance of Grading and Building Permit	County of Riverside Building and Safety Department	Applicable	Mitigation Measures shall apply	

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			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	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 the in the County greater than previously analyzed in EIR No. 470, impacts would be less than significant.	No mitigation is required.	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	<b>F-1:</b> 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.	<b>F-2:</b> 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.	Prior to issuance of Building Permit	County of Riverside, Building and Safety; Fire Department	Applicable.	Mitigation Measures shall apply.	
			<b>F-3:</b> 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.	Prior to issuance of Building Permit	County of Riverside, Building and Safety; Fire Department	Applicable.	Mitigation Measures shall apply.	
			<b>F-4:</b> All development shall meet or exceed standards addressed in Riverside County Ordinance 460 and 787 with respect to access, fire flow, and signage.	Prior to approval of Plot Plan; Prior to issuance of Building Permit	County of Riverside, Building and Safety; Fire Department	Applicable.	Mitigation Measures shall apply.	
			<b>SHS-1:</b> 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.	Prior to approval of Tentative Tract Map	County of Riverside, Planning Department; Sheriff's Department	Applicable; Prior to approval of Tentative Parcel Map	Mitigation Measures shall apply.	
			<b>SHS-2:</b> The road and gate design plan shall be reviewed by the sheriff's department for access.	Prior to approval of Plot Plan	County of Riverside, Planning Department; Sheriff's Department	Applicable.	Mitigation Measures shall apply.	
			<b>SHS-3:</b> The Project shall employ full time, state certified security personal to assist with seasonal, special events, special promotions, and high occupancy times.	Ongoing	County of Riverside, Sheriff's Department	Applicable.	Mitigation Measures shall apply.	
			<b>SHS-4:</b> An internal location map shall be posted at the entrance gates and an area	Ongoing	County of Riverside,	Applicable.	Mitigation Measures 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
			map shall be available at the gate or office.		Sheriff's Department			
			<b>SHS-5:</b> 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	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.	
			<b>SCH-1:</b> 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.	
			<b>Lib-1:</b> 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.	
			<b>HS-1:</b> 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.	
			<b>HS-2:</b> 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.	
			<b>HS-3:</b> 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 generated or 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.	<b>PR-1:</b> 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 and 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	<b>AQ-2:</b> 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. <b>SHS-2:</b> The road and gate design plan shall be reviewed by the Sheriff's Department for access.	Review and Approval of Plans  Prior to approval of Plot Plan	County of Riverside, Building and Safety Department  County of Riverside, Planning Department; Sheriff's Department	Applicable  Applicable.	None; Mitigation Measures (as modified) shall apply.  Mitigation Measures 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 Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
		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.	<b>HS-2:</b> 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.	
			<b>F-4:</b> All development shall meet or exceed standards addressed in Riverside County Ordinance 460 and 787 with respect to access, fire flow, and signage.	Prior to approval of Plot Plan; Prior to issuance of Building Permit	County of Riverside, Building and Safety; Fire Department	Applicable.	Mitigation Measures shall apply.	
			<b>C-1:</b> 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.	Prior to approval of Plot Plan	County of Riverside, Planning Department; Transportation Department	Applicable	Mitigation Measures shall apply	
			<b>C-2:</b> 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.	Prior to approval of Plot Plan	County of Riverside, Planning Department; Transportation Department	Applicable	Mitigation Measures shall apply	
			<b>C-3:</b> On-site traffic signing/stripping shall be implemented in conjunction with detailed construction plans for the project site.	Prior to approval of Plot Plan	County of Riverside, Planning Department; Transportation Department	Applicable	Mitigation Measures shall apply	
			<b>C-4:</b> 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.	Prior to approval of Plot Plan	County of Riverside, Planning Department; Transportation Department	Applicable	Mitigation Measures shall apply	
			<b>C-5:</b> 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	Prior to approval of Plot Plan	County of Riverside, Planning Department;	Applicable	Mitigation Measures shall apply	

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			specifically include an interconnect of the traffic signals to function in a coordinated system.		Transportation Department			
			<b>C-6:</b> 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	
			<b>C-7:</b> 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	
			<b>C-8:</b> 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	
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.	EIR No. 470 did not identify any measures to address tribal cultural resources; however, Mitigation Measures MM CPR-1-CPR-5 would apply.	Prior to issuance of Grading and Building Permit.	County of Riverside, Building and Safety 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	<b>WS-1:</b> 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

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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.	water conservation designs implemented into the project design.					level. Potential contribution to cumulative impacts.
			<b>WS-2:</b> 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.	Prior to approval of Plot Plan	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply	
			<b>FL-1:</b> 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.	Prior to issuance of Grading Permit	County of Riverside, Building and Safety	Applicable	Mitigation Measure shall apply.	
			<b>FL-2:</b> The top-of-berm elevations shall be set a minimum of three feet above the computed and adjacent 100-year water surface elevation.	Prior to issuance of Grading Permit	County of Riverside, Building and Safety	Applicable	Mitigation Measure shall apply.	
			<b>FL-3:</b> 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.	Prior to issuance of Grading and Building Permits	County of Riverside, Building and Safety	Applicable	Mitigation Measure shall apply.	
			<b>FL-4:</b> The landscaping for the golf course shall be desert type, except where designated otherwise, as shown on the approved landscaping plans.	Prior to approval of Plot Plan	County of Riverside, Planning Department.	Not Applicable. This mitigation measure applies to the golf course and not the Arena.	None.	

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			<b>FL-5:</b> 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.	Prior to approval of Tentative Tract Map	County of Riverside, Planning Department	Applicable; Prior to approval of Tentative Parcel Map	Mitigation Measure shall apply.	
			<b>SW-1:</b> 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.	Prior to approval of Plot Plan	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply	
			<b>SW-2:</b> 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.	Prior to approval of Plot Plan	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply	
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.	No mitigation is required.	Not applicable	Not applicable	--	Not applicable.	--