

**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*file*

**Carolyn Syms Luna**  
**Director**

**DATE: July 20, 2011**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office**

**SUBJECT: SPECIFIC PLAN NO. 375, GENERAL PLAN AMENDMENT NO. 910, CHANGE OF ZONE NO. 7623, ENVIRONMENTAL IMPACT REPORT NO. 514**

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- Place on Administrative Action (Receive & File; EOT)
  - Labels provided If Set For Hearing
    - 10 Day  20 Day  30 day
  - Place on Consent Calendar
  - Place on Policy Calendar (Resolutions; Ordinances; PNC)
  - Place on Section Initiation Proceeding (GPIP)
  - Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
  - Publish in Newspaper:
    - (4th Dist) Desert Sun and Press Enterprise
    - Mitigated Negative Declaration
      - 10 Day  20 Day  30 day
  - Notify Property Owners (app/agencies/property owner labels provided)
- Controversial:  YES  NO

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(4th Dist) Desert Sun and Press Enterprise

**Need Director's signature by 7/21/11**  
**Please schedule on the August 16, 2011 BOS Agenda**

**Documents to be sent to County Clerk's Office for Posting within five days:**

- Notice of Determination
- Fish & Game Receipt (CFG04952)

**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

*BOS sent 7/21/11*

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**

July 14, 2011

REVIEWED BY EXECUTIVE OFF

DATE

Tina Grande  
Departmental Concurrence

**SUBJECT: SPECIFIC PLAN NO. 375 / GENERAL PLAN AMENDMENT NO. 910 / CHANGE OF ZONE NO. 7623 / ENVIRONMENTAL IMPACT REPORT NO. 514** - Applicant: Black Emerald LLC - Engineer/Representative: Innovative Land Concepts, Inc. - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CT), Public Facilities (PF), and Open Space - Water (OS-W) - Location: Easterly and westerly of Highway 86 South, northerly of the Imperial County line and southerly of 81<sup>st</sup> Avenue - 5,131 acres (3,938 in Riverside County)- Zoning: Watercourse (W-1), Watercourse - 20 Acre Minimum (W-1-20), Controlled Development (W-2), Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture - 20 Acre Minimum (A-1-20), Heavy Agriculture - 10 Acre Minimum (A-2-10) and Heavy Agriculture - 20 Acre Minimum (A-2-20) - **REQUEST:** The **Specific Plan** proposes to arrange 4,918 acres into 5 planning districts. Uses will include residential, business park, mixed use commercial, regional commercial, resort/tourism, and open space uses, and is currently proposing 16,655 residential units. The **General Plan Amendment** proposes to amend the Riverside County General Plan Land Use Element as it applies to the project site to eliminate the Land Use designations of Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CT), Public Facilities (PF), Indian Land, and Open Space - Water (OS-W) and would establish Business Park (BP), Commercial Retail (CR), Commercial Tourist (CT), Mixed Use (MU), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential (VHDR), Highest Density Residential (HHDR), Public Facility (PF), Open Space - Recreation (OS-R), Open Space - Conservation (OS-C), and Open Space- Water (OS-W) designations as reflected on the Specific Plan Land Use Plan. The **Change of Zone** proposes to redesignate the site from Light

*Carolyn Syms Luna*

Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc

(continued on attached page)

Dep't Re

Consent

Per Exec. Ofc.:

Consent

Policy

Consent

Per Exec. Ofc.:

Policy

**Prev. Agn. Ref.**

**District:** Fourth

**Agenda Number:**

The Honorable Board of Supervisors

Re: SPECIFIC PLAN NO. 375 / GENERAL PLAN AMENDMENT NO. 910 / CHANGE OF ZONE NO. 7623 / ENVIRONMENTAL IMPACT REPORT NO. 514

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Agriculture with a 5, 10 and 20 Acre Minimum (A-1-5, A-1-10, A-1-20), Heavy Agriculture with a 10, and 20 Acre Minimum (A-2-10 and A-2-20), Controlled Development (W-2) to Specific Plan (SP). The **Environmental Impact Report** has analyzed the impacts of the project.

**RECOMMENDED MOTION:**

**TENTATIVE CERTIFICATION** of **ENVIRONMENTAL IMPACT REPORT NO. 514**, based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; pending final adoption of the Resolution by the Board of Supervisors and,

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 910** amending the Land Use Designation for the subject property from Land Use: Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CD:CT), Open Space – Water (OS-W), and Public Facilities (PF) to Specific Plan as reflected by the land use diagram; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the Resolution by the Board of Supervisors; and,

**TENTATIVE APPROVAL** of **SPECIFIC PLAN NO. 375**, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Resolution by the Board of Supervisors; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7623**, amending the zoning classification for the subject property from Light Agriculture with a 10 and 20 Acre Minimum (A-1-10, A-1-20), Heavy Agriculture with a 10, and 20 Acre Minimum (A-2-10 and A-2-20), Controlled Development (W-2) to Specific Plan (SP) in accordance with the Zoning Exhibit; and to adopt a project specific Zoning Ordinance amendment to the text of Ordinance No. 348 based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors.

**BACKGROUND:**

The Project area currently consists of approximately 4,918 acres of land of which 3,938 acres (approximately 80 percent) is within Riverside County, and 980 acres (approximately 19 percent) is within Imperial County. Approximately 1,381 acres (approximately 28 percent) of the total Project area consists of land located under the jurisdiction of the Torres Martinez Desert Cahuilla Indians. The proposed GPA does not include any Land Use changes to the sovereign nation of the Torres-Martinez. While the Project will include all three jurisdictions, the total acreage under direct jurisdiction of Riverside County and proposed General Plan Amendment No. 910, not including the Torres-Martinez land or the land located in Imperial County, is 2,557 gross acres.

The portion of the Project controlled by the Torres-Martinez will be processed under the requirements of the Tribe and, as appropriate, will be subject to additional environmental review under the National Environmental Protection Act (NEPA) per 40 CFR 1501.5 because the Torres Martinez Desert Cahuilla Indians are designated a sovereign nation. If the Tribal portion of the project is approved by the Federal Government, all entitlements required for the portion of the Project in Imperial County will be processed at that time.

The Honorable Board of Supervisors

Re: SPECIFIC PLAN NO. 375 / GENERAL PLAN AMENDMENT NO. 910 / CHANGE OF  
ZONE NO. 7623 / ENVIRONMENTAL IMPACT REPORT NO. 514

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The proposed Project within Riverside County is located along both the east and west sides of California State Route 86S (SR-86S), between 81<sup>st</sup> Avenue and the Riverside/Imperial County line. SR-86S traverses the middle of the Project site as a limited-access highway. The site is generally located west of the Salton Sea, south of the community of Mecca, and northeast of the Anza-Borrego Desert State Park. The proposed Project site is located along the northwest shore of the Salton Sea.

Initially, the application, as submitted, was designed to feature approximately 12,000 residential units. A Notice of Completion for the EIR that analyzed the 12,000 unit version of the Project was released for a public review period of 45 days from January 19, 2010 to March 4, 2010. This was extended another 15 days and closed on March 22, 2010.

Responding to comments and direction from Planning Staff, the Project was redesigned. A more dense version of the Project was created that incorporated 16,655 residential units, approximately five (5) million square feet of job producing commercial development and increased mixed use development. The overall density changed from about 4 du/ac to about 6.5 du/ac. Further refinements included additional trip-reduction features, to make the Project more sustainable. Additionally, the County held a Planning Commission Workshop in March of 2010, which further refined the Specific Plan and EIR. As a result, the County prepared a Revised Draft EIR and Specific Plan which was released for public review from November 10, 2010 to January 10, 2011.

The Planning Commission, through two public hearings recommended approval of the project.

**PLANNING COMMISSION  
MINUTE ORDER JUNE 15, 2011  
CITY OF PERRIS BOARD CHAMBERS**

- I. AGENDA ITEM 3.3: SPECIFIC PLAN NO. 375 / GENERAL PLAN AMENDMENT NO. 910 / CHANGE OF ZONE NO. 7623 / ENVIRONMENTAL IMPACT REPORT NO. 514** – Intent to Certify an Environmental Impact Report - Applicant: Black Emerald LLC - Engineer/Representative: Innovative Land Concepts, Inc. - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CT), Public Facilities (PF), and Open Space – Water (OS-W) - Location: Easterly and westerly of Highway 86 south northerly of the Imperial County line and southerly of 81<sup>st</sup> Avenue – 5,131 acres (3,936 in Riverside County)- Zoning: Watercourse (W-1) Watercourse, 20 Acre Minimum (W-1-20), Controlled Development (W-2), Light Agriculture, 10 Acre Minimum (A-1-10), Light Agriculture, 20 Acre Minimum (A-1-20), Heavy Agriculture, 10 Acre Minimum (A-2-10) and Heavy Agriculture, 20 Acre Minimum (A-2-20) (Legislative)

**II PROJECT DESCRIPTION**

The **Specific Plan** proposes to arrange 4,918 acres into 5 planning districts for residential, business park, mixed use commercial, regional commercial, resort/tourism, and open space uses, and is currently proposing 16,655 residential units. The **General Plan Amendment** proposes to amend the Riverside County General Plan Land Use Element as it applies to the project site to eliminate the land use designations of Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CT), Public Facilities (PF), Indian Land, and Open Space – Water (OS-W) and would establish Business Park (BP), Commercial Retail (CR), Commercial Tourist (CT), Mixed Use (MU), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential (VHDR), Highest Density Residential (HHDR), Public Facility (PF), Open Space- Recreation (OS-R), Open Space-Conservation (OS-C), and Open Space- Water (OS-W) designations as reflected on the Specific Plan Land Use Plan. The **Change of Zone** proposes to change the zoning for the site from Light Agriculture with a 5, 10 and 20 Acre Minimum (A-1-5, A-1-10, A-1-20), Heavy Agriculture with a 10, and 20 Acre Minimum (A-2-10 and A-2-20), Controlled Development (W-2) to Specific Plan (SP). The **Environmental Impact Report** has analyzed the impacts of the project. - APNs: 737090002, 737110001, 737110004, 737110006, 737110009, 737120005-9, 737140002, 737140003, 737140009, 737140010, 737170003, 737170004, 737170006-8, 737170010-15, 737180001, 737180002, 737180004, 737180007, 737180009-14, 737190001-7, 737190009-13, 737200002, 737200003, 737200004, 737200006-10, 737200016-20, 737200023, 737200024, 737200026-32, 737210001, 737210007-13, 737220001-7, 737220009, 737220010, 737230006, 737230013-15, 737240002, 737240003, 737240004, 737250002, 737260003, 737260005, 737260007-17, 737270001, 737270003, 737270005-11, 737280001-8, 737290001, **SPECIFIC PLAN NO. 375 / GENERAL PLAN AMENDMENT NO. 910 / CHANGE OF ZONE NO. 7623 / ENVIRONMENTAL IMPACT REPORT NO. 514** 737290004, 737290005, 737290006, 737290011, 737290012, 737290014-19, 755270015, 755270016, 755270021, 755270022, 755270023, 755270024, 755300016, 755300017, 755300022-26, 755310012, 755310013, 755310015, 755310028-32, 755310035, 755310037, 755310038, 755310040, 755310042-45. (Continued from May 25, 2011)

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Matt Straite at 951-955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

**The following spoke in favor of the subject proposal:**

Paul Quil Applicant 51245 Rubio La Quinta CA 92253 760-771-8050

Juan M. De Lara Applicant 83-392 San Asis Dr. Coachella CA 92236 760-485-2763

**PLANNING COMMISSION  
MINUTE ORDER JUNE 15, 2011  
CITY OF PERRIS BOARD CHAMBERS**

Tony Locacciato EIR consultant 803 Camarillo Springs Rd Ste. A Camarillo CA 93012 805-437-1960

James Vaughn Applicant's Rep

Van Stephens Applicant's Rep

Joe Gibson Applicant's Rep 805 Camarillo Springs Rd. Ste. A Camarillo CA 93012 805-437-1900

Stuart Lam Applicant's Rep 27127 Calle Arroyo San Juan Capistrano CA 92653

Chris Lightburne Applicant's Rep 27127 Calle Arroyo Ste. 190 San Juan Capistrano CA 92675 949-218-6010

Rick Zeilenga Applicant's Rep 812 W. Staffoul Thousand Oaks CA 91361 805-446-1496

**There were no speakers in opposition of the subject proposal.**

**There were no speakers in neutral position of the subject proposal.**

John Kain Applicant's Rep

**CONTROVERSIAL ISSUES**

NONE

**VI. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-1; (Commissioner Petty voted nay)

**TENTATIVELY CERTIFY** the **ENVIRONMENTAL IMPACT REPORT NO. 514**, based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

**RECOMMEND APPROVAL** of **GENERAL PLAN AMENDMENT NO. 910** amending the Land Use Designation for the subject property from Land Use: Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CD:CT), Open Space – Water (OS-W), and Public Facilities (PF) to Specific Plan as reflected by the land use diagram; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

**RECOMMEND APPROVAL** of **SPECIFIC PLAN NO. 375**, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

**RECOMMEND APPROVAL** of **CHANGE OF ZONE NO. 7623**, amending the zoning classification for the subject property from Light Agriculture with a 10 and 20 Acre Minimum (A-1-10, A-1-20), Heavy Agriculture with a 10, and 20 Acre Minimum (A-2-10 and A-2-20), Controlled Development (W-2) to Specific Plan (SP) in accordance with the Zoning Exhibit; and to adopt a project specific Zoning Ordinance amendment to the text of Ordinance 348 based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors; and,

**ADOPT RESOLUTION RECOMMENDING ADOPTION** of General Plan Amendment No. 910 and Specific Plan 375 to the Riverside County Board of Supervisors.

**PLANNING COMMISSION  
MINUTE ORDER JUNE 15, 2011  
CITY OF PERRIS BOARD CHAMBERS**

**VII. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@rctlma.org)

**Agenda Item No.:**  
**Area Plan: Eastern Coachella Valley**  
**Zoning District: Lower Coachella Valley**  
**Supervisorial District: Fourth**  
**Project Planner: Matt Straite**  
**Planning Commission: June 15, 2011**  
**Continued From: May 25, 2011**

**SPECIFIC PLAN NO. 375**  
**GENERAL PLAN AMENDMENT NO. 910**  
**CHANGE OF ZONE NO. 7623**  
**ENVIRONMENTAL IMPACT REPORT NO.**  
**514**  
**Applicant: Black Emerald LLC**  
**Engineer/Rep.: Innovative Land Concepts**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT**

### **CHANGES AT PLANNING COMMISSION:**

The Planning Commission, at the June 15, 2011 Planning Commission Hearing in Perris, added a requirement that at least 10% of the required affordable housing be designated for those with incomes that fall into the "very low income" category.

KGB

Agenda Item No.: 3.3  
Area Plan: Eastern Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisory District: Fourth  
Project Planner: Matt Straite  
Planning Commission: June 15, 2011  
Continued From: May 25, 2011

SPECIFIC PLAN NO. 375  
GENERAL PLAN AMENDMENT NO. 910  
CHANGE OF ZONE NO. 7623  
ENVIRONMENTAL IMPACT REPORT NO.  
514  
Applicant: Black Emerald LLC  
Engineer/Rep.: Innovative Land Concepts

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Specific Plan No. 375** the "Travertine Point Specific Plan" (Project) proposes to develop 4,918 acres into 5 planning districts for residential, business park, mixed use commercial, regional commercial, resort/tourism, and open space uses. Overall, the Project consists of 16,655 residential units and 5,029,500 square feet of non-residential development and has residential density ranging from 2 du/ac to over 40 du/ac. The Project spans three different jurisdictions, Riverside County, Imperial County and the sovereign Nation of the Torres Martinez Desert Cahuilla Indians.

**General Plan Amendment (GPA) No. 910** proposes to amend the Riverside County General Plan Land Use Element as it applies to the Project site to eliminate the Land Use designations of Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CT), Public Facilities (PF), and Open Space – Water (OS-W) and would establish Business Park (BP), Commercial Retail (CR), Commercial Tourist (CT), Mixed Use (MU), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential (VHDR), Highest Density Residential (HHDR), Public Facility (PF), Open Space- Recreation (OS-R), Open Space- Conservation (OS-C), and Open Space- Water (OS-W) designations as reflected on the Specific Plan Land Use Plan.

**Change of Zone (CZ) No. 7623** proposes to redesignate the site from Light Agriculture with a 10 and 20 Acre Minimum (A-1-10, A-1-20), Heavy Agriculture with a 10, and 20 Acre Minimum (A-2-10 and A-2-20), Controlled Development (W-2) to Specific Plan (SP).

**Environmental Impact Report (EIR) No. 514** has analyzed the impacts of the Project and is discussed in more detail below.

The Project area currently consists of approximately 4,918 acres of land of which 3,938 acres (approximately 80 percent) is within Riverside County, and 980 acres (approximately 19 percent) is within Imperial County. Approximately 1,381 acres (approximately 28 percent) of the total Project area consists of land located under the jurisdiction of the Torres Martinez Desert Cahuilla Indians. The proposed GPA does not include any Land Use changes to the sovereign nation of the Torres-Martinez. While the Project will include all three jurisdictions, the total acreage under direct jurisdiction of Riverside County and proposed General Plan Amendment No. 910, not including the Torres-Martinez land or the land located in Imperial County, is 2,557 gross acres.

The portion of the Project controlled by the Torres-Martinez will be processed under the requirements of the Tribe and, as appropriate, will be subject to additional environmental review under the National Environmental Protection Act (NEPA) per 40 CFR 1501.5 because the Torres Martinez Desert Cahuilla Indians are designated a sovereign nation. Once the Tribal portion of the project has been approved by the Federal Government, all entitlements required for the portion of the Project in Imperial County will be processed at that time.

The proposed Project within Riverside County is located along both the east and west sides of California State Route 86S (SR-86S), between 81<sup>st</sup> Avenue and the Riverside/Imperial County line. SR-86S traverses the middle of the Project site as a limited-access highway. The site is generally located west of the Salton Sea, south of the community of Mecca, and northeast of the Anza-Borrego Desert State Park. The proposed Project site is located along the northwest shore of the Salton Sea.

**BACKGROUND:**

Initially, the application, as submitted, was designed to feature approximately 12,000 residential units. A Notice of Completion for the EIR that analyzed the 12,000 unit version of the Project was released for a public review period of 45 days from January 19, 2010 to March 4, 2010. This was extended another 15 days and closed on March 22, 2010.

Responding to comments and direction from Planning Staff, the Project was redesigned. A more dense version of the Project was created that incorporated 16,655 residential units, approximately five (5) million square feet of job producing commercial development and increased mixed use development. The overall density changed from about 4 du/ac to about 6.5 du/ac. Further refinements included additional trip-reduction features, to make the Project more sustainable. Additionally, the County held a Planning Commission Workshop in March of 2010, which further refined the Specific Plan and EIR. As a result, the County prepared a Revised Draft EIR and Specific Plan which was released for public review from November 10, 2010 to January 10, 2011.

Many innovative ideas have been incorporated into the redesigned Project, such as:

- The Project has been designed to be self sufficient by providing requirements for jobs to be on site (more details are below). This results in limited vehicle trips offsite.
- A central downtown core will serve as the center point of the community. Pedestrian pathways, incorporating shading requirements, have been given priority to encourage walking between uses.
- The transportation system embraces alternative modes of transit, including Project specific shuttle services, about 18 miles of bike lanes and 40 miles of backbone pedestrian walkways. The Project has been designed so that a golf-cart style vehicle, called a Neighborhood Electric Vehicle (NEV) can be used to navigate throughout most of the Project site. Speeds have been limited on most roads at 35 miles per hour, allowing the NEV to be used throughout the site. Where higher speeds are required, 18 miles of exclusive NEV lanes, decreasing reliance on traditional vehicles.
- Drainages will be preserved in place and enhanced to act as soft bottom amenities to the region featuring recreational areas and trails. In addition, drainages will convey flows from the neighboring hills to the Salton Sea.
- Alternative energy/conservation measures are a requirement of the Plan, such as requirements for use of renewable energy, solar panels, exceedance of Title 24 (2008) by 30% residential and 15% non-residential, cool or green roofs on all structures, requirements for dual water systems on all structures, solar heating on all pools and several other provisions included in the Projects Climate Action Plan.
- Housing affordability is built into the Project (see below for more detail).
- All homes are within a ¼ mile of a park and within a ¼ mile of local services which includes basic retail. This way, vehicle trips are not a necessity.

- The Specific Plan has created implementing strategies and performance standards to be flexible in accommodating new technologies.
- And integration of roundabouts throughout the Project site.

**FURTHER PLANNING CONSIDERATIONS:**

**June 7, 2011**

The project was continued from the May 25<sup>th</sup> Planning Commission hearing because the time permitting on the 25<sup>th</sup> only allowed public testimony and presentations.

**SIGNIFICANT ISSUES OF POTENTIAL CONCERN AND RESOLVED ISSUES (unchanged from the May 25<sup>th</sup> Staff Report):**

This section has been structured to provide a brief review of areas of significance, as well as to highlight details that are specific to this Project. These include the following areas which are discussed below in detail:

- Location from other services
- Triggers of Development
- Jobs
- Title Drains
- Salton Sea
- Tribal Integration
- Waste Management site issues
- District Refinement Plan
- Affordability
- And Significant and Unavoidable aspects of the EIR

*Location from other services:*

The Project is located several miles from any other substantial development. Many Projects in the past have attempted to locate near the Salton Sea such as Salton City and North Shore; however, none have built out substantially. The general isolation of the site has been one of the most significant challenges with the Project site. As was previously explained, the Project was proposed with fewer units and jobs. This made the Project reliant on development many miles from the site. The intent of the revised Project was to create a unique self-sufficient, sustainable "new town" vision; not just a typical suburban bedroom community. To accomplish this, the revised Project has been completely reconfigured, structured around increasing the density to create a critical mass needed to support key services and address many issues presented by the sites location. The average density of the entire Project site is now proposed at 6.5 dwelling units per acre. An increase in units means a more robust market area within the Specific Plan, which in turn makes the Project site more attractive to services, retail, office development and jobs. In short, by increasing the density, fewer residents need to leave the Specific Plan. Therefore, the location of the site and the revisions to the Project have resulted in a design plan that has fewer vehicle trips than a traditional subdivision.

*Triggers of Development:*

The County has always used residential building permit tracking within a Project to trigger certain public facilities like parks and recreation centers. However, this Project takes this idea one step further by adding triggers for many other critical elements a new town needs to be sustainable. These triggers specifically address the challenges inherent in the site's location. A successful community is created by providing balance of important elements such as police protection, fire protection, parks, libraries, medical facilities and jobs. While a traditional community grows outward, often using other community elements of neighboring communities; a Project like Travertine Point has no such neighboring communities. The triggers of development that have been added by condition of approval and by Mitigation Measure were intended to require appropriate community elements at key milestones. For example, the revised Project now includes a significantly higher jobs housing balance within close proximity of each other. These jobs are not just a 'possibility' based on Land Use designations; rather they are employing something new to the County, hard triggers of development. At many carefully structured milestones, created by the County, the Specific Plan consultants, and the Applicant, the Project is not permitted to develop past a certain number of residential units unless a minimum square footage of job generating uses are actually operating.

Other community elements that are governed by such triggers include but are not limited to:

- Jobs
- Parks (local and regional)
- Sewage treatment plants
- Drainage channels
- Libraries
- Police stations (substations)
- Fire stations
- Housing affordability
- Medical facilities

Some of these elements are beyond the scope of a traditional Master Planned Community, but a Project in this location commands a larger scope. These triggers have generally been designed to assure that if the Project stops developing, for any reason, the units that will have already been constructed will have adequate services in all the categories mentioned in the bullet points above. However, not all of these triggers operate on a linear formula. In some cases, based on financing and other reasons, these are on a slight bell curve; meaning the larger proportions of the services may be placed at a midpoint of development stages. For example, the Project has a goal of making 10% of the residential units affordable. While Phase 1 of the development may provide only 7% of its units as affordable, Phase 3 is required to provide 31%.

Additionally, the County's traditional residential tracking system has been revised for this Project, similar to Villages of Lakeview. Traditionally, one residential building permit equals one 'home' as far as the County computer system is concerned. However, one apartment building counts as one building permit. The structure may contain over 100 units, but these units do not count towards the triggers mentioned above. This does not present many issues for smaller Projects, most are single family anyways. But larger Projects that include multifamily units tend to distort the triggers. A special tracking system has

been created for this Project, throughout the conditions of approval, that requires special tracking designed to include all residential "units" not just building permits.

*Jobs:*

As previously mentioned, the Project has been designed to be a self-sufficient community, including jobs. The redesign of the Project has made a proper jobs housing balance a center point of the redesign. A jobs housing study was performed for the Project which culminated in both revised Land Use designations and the basis for the jobs triggers outlined above. In addition, the Land Use designations, overlays, and zoning ordinance were all crafted to keep the homes close to the job locations; further discouraging the use of an automobile. Overall, the Project would result in an estimated jobs to housing ratio of 0.77 jobs per housing unit. An ideal jobs housing ratio would be closer to 1.24 jobs per residence; however, thirty percent (30%) of the Project will be age restricted homes and retirement homes. Overall, the Project's Projected jobs housing balance will be similar to the rest of the Coachella Valley today. Based on Coachella Valley Association of Governments (CVAG) Projections, the proposed Project's jobs housing balance at build out will far exceed that of the Coachella Valley in 2035.

*Tile Drains:*

Large portions of the southern Coachella Valley have substantially high, salty groundwater. This high groundwater can damage agricultural crops, but can also impact residential development in the form of pool damage, landscape damage and possibly even damage to home foundations. The Project site has historically featured agricultural uses and existing tile drains cross portions of the Project site. A 'tile' drain is usually a clay, concrete or tile pipe, about four to five inches in diameter, that is buried about four to six feet below the surface to form a barrier preventing groundwater from rising to the surface, and preventing percolating surface drainage from infiltrating the groundwater. The pipes are usually about three feet long, arranged in long linear patterns, butted together without sealing the joints and surrounded by gravel as they line up with each other. Long stretches of pipes are usually repeated about eighty to one hundred and twenty feet from each other and work together to form a barrier. The drains require very little maintenance. Most tile drains in this area have been functioning without maintenance for over fifty years. Water travels into the pipes, through the gravel, and drains into drainages features like the Coachella Valley Storm Water Channel that carry the groundwater to the Salton Sea. It is important that the existing tile drains remain to protect the health safety and welfare of the future residents. Conditions of approval regulate the treatment of tile drains including requirements that they remain, they be noted in the title reports, that blanket easements be placed on all lots permitting maintenance of drains, and establishing maintenance responsibilities for tile drains.

*Salton Sea:*

One of the most significant issues the Project has had to contend with is the adjacency of the Salton Sea. The Sea offers scenic opportunities for the Project and could prove to be the biggest asset of the Project.

The two primary issues with the adjacency are the odors that seasonally emanate from the Sea and the more serious issue of possible windblown dust that may result if the Sea level declines. These issues are not specific to the Project site, they have regional implications and regional solutions are needed to address the concerns.

The odors that emanate from the Sea affect most of the Desert Region. These are caused by algal blooms that are stirred by the wind and other sources. These odors can be significant, but do not impact public health and pose no health risk to the region or the Project. The Project has been conditioned to notify future homeowners of the potential odors at the point of property sale through disclosures. The only solution to eliminating the odor is restoration of the Sea; which is discussed below in more detail.

The second possible issue related to the Sea is possible airborne dust particulates and the possible implications that they have on health. This topic was studied extensively in the Revised EIR. The scientific community agrees that the level of the Salton Sea will fall in the future. The level of how much it will fall is subject to debate. The falling Sea level results in exposed Sea beds which are prone to wind events causing dust to travel in the air. The possible health risks include both the size of the particulates and the content were analyzed in the Revised EIR. The only total solution to such an issue is a full restoration of the Sea which is well beyond the scope of the Project; however, the Project may play a key role in triggering events that may help address restoration. So the issue of dust and restoration are one in the same as they affect the Project site.

Throughout the processing of the Project, Staff's primary concern has been the possible safety issues related to the Sea (discussed above); naturally, this focus was based on the fact that the Project is on the Sea itself. However, as studied in the Revised EIR and Specific Plan, the geographical proximity to the Sea may not exacerbate the possible dust implications from the Sea. In other words, the impacts of the Sea are not greater for the Project just because it is so close to the Sea. According to the EIR, the possible dust resulting from the Sea may have less impacts to the Project site than then it would for other parts of the region. More specifically, the wind patterns tend to blow south and northeast, which is generally away from the Project site. Additionally, any exposed Sea bed surface often 'crusts' over in a way that may only suspend dust in the wind about 1 to 2 percent of the time.<sup>1</sup>

The Revised EIR concluded-

"Given the variability of winds and the ability of PM10, including trace elements, to travel large distances, the presence of trace elements in Salton Sea sediments presents a regional air quality issue for the Coachella Valley and the Salton Sea Air Basin. Whether trace elements are present in PM10 in concentrations significant enough to present health risk to residents of the valley, the basin, or the Travertine Point Project site cannot be determined based on available information. However, such risk would not be greater within the Travertine Point Project site than the risk regionally, since the trace elements are naturally occurring and are present regionally in Imperial and Riverside Counties. Nevertheless, to be conservative in the disclosure of potential impacts, the Revised Draft EIR disclosed the potential air quality impacts from exposed Salton Sea playa as significant and unavoidable. It is noteworthy, however, that the 2006 PEIR [Programmatic EIR] for the Salton Sea Restoration Program prepared by the State of California

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<sup>1</sup> See Volume 1 of the FEIR, Responses to Comments page 2.0-98 for more detail.

Resources Agency determined that any air quality impacts from exposed playa would be less than significant with implementation of the Quantification Settlement Agreement (QSA), which was approved by the California Legislature and Governor in 2003. One aspect of the QSA statute is currently subject to litigation in the California Court of Appeal. If the QSA is ultimately upheld, or modified by the state legislature based on the final outcome of the litigation, funding would be available for the successful mitigation of dust impacts from exposed playa and also for the earth movement associated with the preferred restoration alternative adopted by the state legislature. Until these issues are resolved, however, the Revised Draft EIR deems potential impacts from exposed playa a significant and unavoidable impact for the entire region.”

And, thus, a statement of overriding findings is being prepared.

Regarding restoration of the Sea, there are also several solutions, none of which have found consensus. There is a State appointed Salton Sea Authority (SSA) which purports that local solutions are critical to the success of the restoration. State and Federal funding for the restoration is not likely probable. As such, the SSA has proposed a restoration plan that includes future development around the Sea as an important element of the total Sea restoration. Development surrounding the Sea could contribute to a future funding source for restoration.

The Revised EIR further concluded-

“The Salton Sea is a resource that needs to be restored, and only through a balanced strategy will this be attained. The balance will be provided by local and statewide initiatives, application of new technologies, and most significantly, financial energy funneled to the task by developing the surrounding lands. Travertine Point is an opportunity for a significant demonstration Project that would lead to the resultant restoration of the Sea. The Salton Sea region includes a wide variety of resources including renewable energy opportunities in the form of wind, solar and geothermal, biological resources, and recreation and tourism potential. Travertine Point can be a location for many of these industries as well as the location for those who live work and play around the Sea. Without the initiation of real estate Projects like Travertine Point, the restoration of the Salton Sea will languish.

Key stakeholders involved with the Salton Sea restoration are also stakeholders in Travertine Point. The five agency board of directors for the Salton Sea Authority (Imperial Irrigation District [IID], CVWD, both Riverside and Imperial counties, and the TMDCI [Torres Martinez Desert Cahuilla Indians]) as well as other Project partners; the community of Oasis, the Oasis Community Council, the Coachella Valley Unified School District, Salton Community Services District and others, are all represented and engaged with the Travertine Point development that provides meaningful and important synergy between a private development and joint-powers district.”

To summarize, in regards to the possible implications of the Sea, Staff supports the Project based partly on the fact that:

- the actual impacts to the Project site will not be worse than current and future possible impacts to the region as a whole;

- the Project will contribute to a future funding program intended to help restore the Salton Sea;
- Notification will be provided to all future property owners.

*Tribal integration/ MOU:*

The Project was prepared in consultation with the TMDCI to master plan both tribal and non-tribal lands within the Project area. In the summer of 2006, the applicant initiated a collaborative planning process with the TMDCI in order to ensure that the tribe's goals and objectives were integrated into the master plan effort. The TMDCI have taken the following actions to date in reviewing and approving the planning concept and jointly developed Land Use concept for the Project area and have authorized the applicant to file applications with Riverside County:

- TMDCI Economic Development Corporation approval – August 3, 2007
- TMDCI Planning Commission approval – August 21, 2007
- TMDCI Tribal Council approval – December 11, 2007
- TMDCI General Council approval – January 12, 2008

On August 5, 2009, the TMDCI Tribal Council adopted a resolution approving the tribal participation in the Travertine Point Project and calling for preparation of a conceptual Land Use plan for Travertine Point.

The proposed Project includes Land Uses on the non-tribal lands within the Specific Plan area. The TMDCI have initiated an update of the tribe's General Plan for its tribal lands that will be consistent with the proposed Specific Plan. The TMDCI will conduct additional environmental review as required under the National Environmental Protection Act (NEPA). The proposed Project is subject to approval by the respective counties plus the TMDCI and Bureau of Indian Affairs.

The integration of the County and Tribal jurisdictions are critical to the success of the Project. Several issues related to the compatibility of the jurisdictions emerged during the processing of the Specific Plan. These included the need to assure that Tribal lands can be used to implement biological mitigation measures; assurance that all drainage flows to the Salton Sea will continue into perpetuity across Tribal lands; assurance that all roads across both jurisdictions will remain as designed to assure safety for the residents of the plan; assurances that the costs of supporting County infrastructure will be properly addressed; and, assurances that Land Use designations, particularly Open Space, will remain as proposed.

To address this critical relationship, the Specific Plan, Revised EIR and conditions of approval include a requirement that the County and the Torres Martinez Tribe enter into a Memorandum of Understanding (MOU) that address many of these issues. The MOU must be finalized prior to approval of any implementing Project within the Specific Plan (i.e., tract map, parcel map, use permit, plot plan, etc.).

Specifically the MOU must include at least the following-

- a) a tax-sharing arrangement between each County and the TMDCI;

- b) assurances that drainage can and will be maintained across tribal land in perpetuity;
- c) assurances that conservation easements can and will be maintained on tribal land in perpetuity;
- d) assurances that the roads and circulation through tribal land will remain open to the public;
- e) assurances that the Land Uses on tribal land will remain compatible with those areas in each County areas surrounding the tribal land;
- f) permission to perform studies, including but not limited to, health risk assessments and biological surveys to ensure that public health and safety are maintained;
- g) that proposed mitigations that involve tribal lands will be permitted and implemented on all land within the Project site; and
- h) a limited waiver of sovereign immunity by the TMDCI sufficient to ensure that each County has an adequate legal remedy with respect to the above items.

*Waste Management Site Issues:*

A 166.6 acre portion of the Project site, a part of the Specific Plan, is currently owned by Riverside County Waste Management. Twenty three (23) acres of the site are approved for an active landfill called the Oasis landfill. The Specific Plan shows 116.6 acres of the site as a future regional park. The landfill is intended to operate to capacity of the current 23 acres entitled and then be closed and capped to allow development of the neighboring proposed uses. Mitigation has been added to address compatibility during the interim and after the landfill is closed. Additionally, although the additional acreage beyond the 23 acres is not currently entitled for expansion, the Project will assist Waste Management in seeking additional capacity offsite to address any potentially lost opportunities Waste Management may have had on the Project site. A condition of approval requires the applicant to enter into a memorandum of Understanding (MOU) before any implementing Projects are approved on the Project site. The condition outlines the requirements of the MOU that were previously coordinated between Waste Management, Planning, and the applicants. The condition of approval includes provisions to address the possibility that no agreement may be reached that will include an Amendment to the Specific Plan at a minimum to allow the Planning Commission and Board of Supervisors to understand any possible impacts that may have.

*District Refinement Plan:*

This Project is another large scale Specific Plan with timelines longer than most Specific Plans. Understanding that, it is not in the best interest of the Project, the applicant, or the County to predetermine the development standards of the entire Project to a timeline that may leave the later phases with outdated trends and best practices. To address this issue staff has structured this Project similar to The Villages of Lakeview. More specifically, the Project has been divided into five larger blocks, or super planning areas. The Villages of Lakeview called these similar sized areas 'villages,' Travertine Point calls them 'districts.' The Project uses a process very similar to the Village's "Village

Refinement Plan” except in this case, it will be called a “District Refinement Plan” (DRP). This process will allow the design details of the specific Districts to be submitted when those areas are ready to be developed. The DRP will eventually act like a design manual for a District of the Project. This “District Refinement Plan” will be a Specific Plan Substantial Conformance application which will usually be processed concurrently with the first subdivision map within a given District, but may be processed alone. This process is subject to the review and approval by the Planning Commission so that the Commission can continue to guide the development of the Project through all phases. Each DRP will include at least the following elements:

- preliminary plans for all of the monuments, community separators, gates, walls, and fencing within the District which include locations, materials and approximate dimensions;
- preliminary park locations, layouts, amenities and sizes of all of the parks located within the District. Minimum park sizes must be given to the County to review, in order to show compliance with County requirements, and Specific Plan;
- Infrastructure will be more specifically defined;
- District theme information including:
  - a narrowed list of architectural styles
  - Street Lighting and landscaping
  - Monuments
  - Landmarks
  - Walls and fencing;
- If the District contains an iconic building, such as a library, public community center, or possibly a school, the District Refinement Plan shall identify the general location of that building and its architectural style, and identify how that building contributes to the District character or overarching community character;
- a preliminary diagram that illustrates and expands on the Specific Plan circulation, identifying how, contents, and interaction will work within the village as a whole, including but not limited to: links between open space, hierarchy of signage, trails and trail connections, roads and road connections, and landmarks;
- other items to be addressed in the District Refinement Plan include a review of the overarching community character design goals and the District design goals so that both levels of character – overarching community level and District level – are being properly addressed.

This process provides guidelines in greater detail than the County normally requires in a Specific Plan. It illustrates all of the detailed plans the Commission is accustomed to seeing in a Specific Plan, but with even greater detail.

Once approved by the Commission, all DRP's will be added to the Specific Plan as an appendix. They are intended to have CEQA review requirements satisfied with the Specific Plan EIR; they are design guideline documents for the Specific Plan. If any DRP rises to a level that it requires further CEQA evaluation then the application will be required to be processed as a Specific Plan Amendment and will require CEQA review. Such language has been added to the Conditions of Approval and the Specific Plan. The DRP does not establish or grant uses, it does not create density allocations or assign unit counts in any way.

*Affordability:*

Learning from the direction provided by the Commission on other Projects, such as The Villages of Lakeview, this Project creates a more comprehensive affordable housing component. The Specific Plan and EIR outline the proposed Project's affordable housing program which requires a minimum of ten percent (10%) of the total dwelling units to be affordable housing, or a total of 1,666 affordable units, assuming the Project is built out to the maximum of 16,655 units. It has been determined through an analysis of the region that 10 percent of the housing should be affordable with the target eligibility income level ranging between 35 and 120 percent of the Area Median Income (AMI). Affordable housing will be developed generally in concert with, and/or as, market-rate housing. The program is driven by the triggers mentioned above, in other words, by residential unit count thresholds established by the EIR and Specific Plan.

While the number of units is clearly outlined, the method of implementation has not been crafted into the Specific Plan. Because the Project has such a long lifeline, the EIR and SP have avoided prescribing methods of financial arrangements or rental verses for sale product. Instead, an "Affordable Housing Implementation Program" (AHIP) is required to be submitted with each District refinement Plan that outlines the details of financial arrangements and delivery of the affordable requirements.

*Revised Environmental Impact Report:*

As previously mentioned the EIR has had two public circulations. The Project had impacts that were significant and unavoidable, according to the CEQA definition, and will require statements of overriding considerations. The impacts were identified in nine (9) categories:

1. Aesthetics
2. Agricultural Resources
3. Air Quality
4. Cultural Resources
5. Land Use and Planning
6. Noise
7. Public Services
8. Transportation and Traffic
9. Greenhouse Gases

More specifically, there were twenty-one (21) significant and unavoidable impacts identified in the analyses in Section 6.0 of the Revised EIR as having significant and unavoidable impacts. The corresponding EIR section is listed for reference purposes.

1. *Aesthetics (Section 6.1)*- This section of the EIR identifies five impacts that would be significant and unavoidable.
  - a. *Would the Project have a substantial adverse effect on a scenic vista?*

With the development of the Project, the majority of the scenic resources would still be visible; however, they would be partially obscured by new structures. Since the Project

would partially obscure these scenic resources, compared to their existing visibility, impacts would be significant and unavoidable.

- b. *Would the Project substantially damage scenic resources, including, but not limited to, rock outcroppings and historic buildings within a state scenic highway?*

The Project could cause indirect impacts that could damage scenic resources, including, but not limited to, the Travertine Point rock formation. Mitigation would reduce but not avoid this impact; therefore, aesthetic impacts associated with the development of the Project would be significant and unavoidable.

- c. *Would the Project substantially degrade the existing visual character or quality of the site and its surroundings?*

The development of the Project would substantially change the existing visual character of the Project site. To the extent that the existing visual character of the site is deemed to be of value, Project impacts would be significant and unavoidable.

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

Although mitigation measures are provided to help reduce the amount of light and glare produced by the Project, there would still be an increase in light and glare compared to current conditions found in the area of the proposed Project site. Therefore, impacts would be significant and unavoidable.

- e. *Would the Project substantially increase the effect of light and glare upon existing residential uses, as well as the Mount Palomar Observatory?*

The Project will comply with Riverside County Ordinance No. 655; however, given the scale of the proposed development and the large area that would be covered by the increased lighting sources, the amount of light generated by the proposed Project would represent a significant increase in ambient light.

2. *Agricultural Resources (Section 6.2)-*

*Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?*

The proposed Project will result in a loss of land designated as Prime Farmland (1,559 acres), Unique Farmland (1,553 acres), and Farmland of Local Importance (362 acres) by the DOC FMMP. Using the California Department of Conservation (DOC) Land Evaluation and Site Assessment Model (LESA), it was determined that the proposed Project would score 42.8, which indicates that development of the proposed Project would have significant impacts to agricultural resources. This will result in a significant and unavoidable impact.

3. *Air Quality (Section 6.3)*- This section of the EIR identified 6 impacts that would remain significant and unavoidable.

- a. *Would the proposed Project violate any air quality standard or contribute substantially to an existing or Projected air quality violation?*
- b. *Would the proposed Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard?*
- c. *Would the proposed Project violate any ambient air quality standard, contribute substantially to an existing air quality violation, or conflict with adopted environmental plans and goals of the community in which it is located?*

During construction and operation the proposed Project would exceed thresholds for criteria pollutants for volatile organic compounds (VOC), oxides of nitrogen (NOX), carbon monoxide (CO), respirable particulate matter (PM10), and fine particulate matter (PM2.5) resulting in significant and unavoidable air quality impacts.

- d. *Would the proposed Project conflict or obstruct implementation of the applicable air quality plan?*

The air quality management plan impact analyses take into account the entire unincorporated areas within the ECVAP and the IVAG subregion. Focusing solely on the Project site itself, the proposed Projects future population growth is a substantial increase over the existing Land Use designations for both Riverside and Imperial counties and, as such, it could potentially conflict with or obstruct implementation of the air quality management plans (AQMPs) because the growth is unanticipated for the actual Project site. Therefore, the Project would potentially conflict with or obstruct implementation of the SCAQMD and ICAPCD AQMPs. This is considered a potentially significant impact.

- e. *Would the proposed Project expose sensitive receptors to substantial pollutant concentrations?*

The proposed Project is located adjacent to SR-86S which is a major highway with substantial truck traffic (over 3,000 trucks per day); as a result, future residents within the Specific Plan area could be exposed to mobile source diesel particulate matter and other mobile source toxic air contaminants. The proposed Project will locate a future population in an area that has experienced potentially hazardous concentrations of ozone caused by emissions of NOX and VOCs from the upwind South Coast Air Basin and Coachella Valley. Repeated exposure to ozone pollution may cause permanent damage to the lungs.

Even when ozone is present in low levels, inhaling it triggers a variety of health problems. It is reasonable to expect that sensitive populations residing at the Project site, if exposed to long-term high levels of ozone, VOCs, PM10, and PM2.5, could experience more serious adverse health impacts, especially for individuals with preexisting conditions.

Finally, other public health risks associated with fugitive dust that are of concern in the region are valley fever (coccidioidomycosis) and Hantavirus pulmonary syndrome; because construction of the Project would expose workers and nearby sensitive receptors to disturbed soil, impacts are considered potentially significant.

Short-term construction-related emissions associated with Specific Plan buildout have the potential to expose nearby sensitive receptors to substantial pollutant concentrations particularly when construction activities includes a substantial amount of earthmoving resulting in fugitive dust emissions. Certain types of proposed Land Uses within the Specific Plan, such as large commercial centers and distribution centers/warehouses, have the potential to attract or generate a large number of diesel-fueled truck trips, which results in emissions of diesel particulate matter. Such uses could be potentially significant.

*f. Would the Project create objectionable odors affecting a substantial number of people?*

The proposed Project is located adjacent to the Salton Sea which has a tremendous influence on the Project site due its effects on wind patterns and temperature moderation as well as presenting a potentially significant source of odors.

*4. Cultural Resources (Section 6.5)-*

*Would the proposed Project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines?*

The increased population in the Project area would result in increased human intrusion into areas containing cultural resources, and illicit collection of cultural artifacts and vandalism would be likely to increase. Implementation of mitigation measures would protect identified sites by preventing widespread awareness of sensitive cultural sites, but the potential remains for accidental discovery of such sites and the illicit removal of cultural artifacts. While mitigation measures recommend the removal of graffiti and the provision of fencing around Travertine Rock, vandalism would likely recur in the future. Additional mitigation could include the placement of protective fencing around all identified cultural sites and providing 24-hour guard protection or camera surveillance at cultural sites. The placement of fencing around cultural sites, however, would likely attract vandalism and could identify otherwise unknown sites for people seeking to remove cultural artifacts. The cost of providing 24-hour guard service would be financially infeasible. No feasible mitigation is available to reduce potential indirect impacts to cultural resources to a less than significant level. Indirect impacts would therefore be significant and unavoidable.

*5. Land Use and Planning (Section 6.9)-*

*Would the proposed Project result in an incremental loss of open space?*

Given the Project's proximity to the Salton Sea, Anza-Borrego Desert State Park, and lands designated as Open Space by both general plans, the incremental loss of open space on the Project site constitutes a significant and unavoidable impact.

6. *Noise (Section 6.11)*- This section of the EIR identified 6 impacts that would remain significant and unavoidable.

- a. *Would the proposed Project cause the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Off-site noise impacts on those roadways experiencing noise level increases of less than 5 dB(A) would experience less than significant impacts with the implementation of mitigation measures. Mitigation measures have been provided, which when implemented would reduce these impacts. Other off-site roadways experiencing noise level increases above 5 dB(A) would be significant and unavoidable regardless of the implementation of mitigation measures.

- b. *Would the proposed Project cause the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Land Uses on the Project site and surrounding the Project site consist of scattered residential uses where people sleep, and other miscellaneous scattered structures used in agricultural and landfill operations. Depending on the location of operations of construction equipment near these areas, the Project could result in vibration levels near sensitive receptors above 0.01 inch/second or between 0.2 and 2.0 inches/second at nearby structures that do not contain sensitive receptors, resulting in a significant and unavoidable impact.

- c. *Would the proposed Project cause a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above noise levels existing without the Project?*

Noise levels generated during the construction activities would primarily affect the occupants of on-site uses constructed in the Project's earlier development stages and possibly occupants at off-site uses. These construction activities have the potential to occur within 0.25 mile of occupied residents both on and off site and increase ambient noise level by more than 5 dB(A) over existing conditions. Consequently, potential construction activity noise impacts are considered to be significant and unavoidable.

7. *Public Services- Parks and Recreation (Section 6.16)*-

*Would the proposed Project increase the use of existing neighborhood facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

Existing parks—including neighborhood parks, community parks, regional parks, and recreational and conservation areas—that contain trails for recreational use are located near the Project site. The proposed Project would not substantially increase the use of these facilities since the proposed Project includes development of recreation facilities on site. However, the potential does exist for residents to use the trails to access recreational and conservation areas

such as the Anza-Borrego Desert State Park, the Santa Rosa and San Jacinto Mountains National Monument, and other nearby areas. Additionally, with development of the proposed Project, the potential exists for indirect impacts to off-site areas from the intrusion of humans, pets, and motorized vehicles in these sensitive areas. Even with mitigation measures, impacts would be significant and unavoidable.

8. *Transportation and Traffic (Section 6.19)-*

*Would the proposed Project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?*

The proposed Project will be developed in three phases. Once complete, the overall Project will be designed and constructed to reduce vehicle traffic through encouraging alternative mode use and internal capture. The automobile portion of the trip generation for the proposed Project is 196,166 daily vehicle trip-ends. The driver trips are the same as the vehicle trips, while the passengers are supplemental to the vehicles.

There may be periods prior to the completion of the identified Phase 1, Phase 2 and Phase 3 improvements during which some intersections could operate at unacceptable levels service. In addition, there may be periods prior to the completion of the identified Phase 2 improvements during which other intersections could operate at unacceptable levels service. Additionally, short-term impacts would be significant and unavoidable until all mitigations are in place. With implementation of the recommended mitigation measures, impacts would be less than significant.

The proposed Project is subject to two major sources of off-site roadway improvement fees; the Coachella Valley Association of Governments (CVAG) Transportation Uniform Mitigation Fee (TUMF) program and County Development Impact Fee program (DIF) for both Riverside and Imperial Counties. The Travertine Point Project is not located in the vicinity or adjacent to any facilities that are considered part of the TUMF network. Likewise, no facilities in the Project vicinity are included in the facility needs list for either County DIF programs. Although, the applicant has identified potential funding sources, there is currently no benefit improvement area in place, and Riverside County has no plans for any such program. Additionally, Imperial County has no regional program for improving or collecting fees to address SR-86S improvements. Therefore, the ability to provide future financing of improvements is not known and cumulative impacts for SR-86S are potentially significant.

In regards to cumulative impacts, analysis of Existing Plus Ambient Growth Plus Project Plus Cumulative (EAPC) for 2040 conditions was performed. It was anticipated that SR-86S will be upgraded to a freeway under EAPC (2040) conditions due to high future traffic volumes. Certain intersections will operate at less than acceptable levels of service at buildout of the proposed Project. In addition, there may be periods prior to the completion of the Project improvements during which other intersections could operate at unacceptable levels service. Therefore, cumulative impacts would be potentially significant.

9. *Greenhouse Gases (Section 6.24)-* This section of the EIR identified 2 impacts that would remain significant and unavoidable.

- a. *Would the proposed Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. *Would the proposed Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

While the Project would reduce its emissions by 30 percent or more from a "business as usual" case, the Project would increase the amount of emission from the existing baseline (existing conditions) by over 237,000 metric tons of carbon dioxide equivalents per year at buildout and would result in significant and unavoidable GHG and global climate change impacts. Because the total emissions exceed 25,000 metric tons of carbon dioxide equivalents, the proposed Project could potentially impede the State of California's ability to comply with the GHG reductions mandated by the California Global Warming Solutions Act (AB 32). Furthermore, it is anticipated that the Project would also potentially interfere with the region's ability to meet the regional Land Use planning GHG reduction targets that are expected to be implemented under Senate Bill 375. This would be a significant and unavoidable impact.

In addition, the EIR suggested a number of revisions to the Specific Plan. These were incorporated in the EIR as Mitigation Measures. The list of all recommended revisions is attached to the staff report and labeled as Attachment No. 1.

**PROJECT DATA:**

- |   |  |
|---|--|
| 1. Existing General Plan Land Use (Ex. #5): | Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CD:CT), Open Space – Water (OS-W) and Public Facilities (PF)   |
| 2. Existing Zoning (Ex. #2):                | Light Agriculture with a 10 and 20 Acre Minimum (A-1-10, A-1-20), Heavy Agriculture with a 10, and 20 Acre Minimum (A-2-10 and A-2-20), Controlled Development (W-2).  |
| 3. Surrounding Zoning (Ex. #2):             | Heavy Agriculture with a 10 and 20 acre minimum (A-2-10 and A-2-20) to the north, east and west, Controlled Development (W-2) to the north, east and west, and Watercourse, Watershed & Conservation Areas (W-1) to the northeast. Imperial County to the south. |
| 4. Existing Land Use (Ex. #1):              | Agriculture and Single Family  |
| 5. Surrounding Land Use (Ex. #1):           | Agriculture and Single Family to the north, south, east and west   |
| 6. Project Data:                            | Total Acreage proposed in Riverside County: 3,938<br>Units proposed: 16,655  |

**RECOMMENDATIONS:**

**TENTATIVELY CERTIFY** the **ENVIRONMENTAL IMPACT REPORT NO. 514**, based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

**RECOMMEND APPROVAL** of **GENERAL PLAN AMENDMENT NO. 910** amending the Land Use Designation for the subject property from Land Use: Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CD:CT), Open Space – Water (OS-W), and Public Facilities (PF) to Specific Plan as reflected by the land use diagram; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

**RECOMMEND APPROVAL** of **SPECIFIC PLAN NO. 375**, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

**RECOMMEND APPROVAL** of **CHANGE OF ZONE NO. 7623**, amending the zoning classification for the subject property from Light Agriculture with a 10 and 20 Acre Minimum (A-1-10, A-1-20), Heavy Agriculture with a 10, and 20 Acre Minimum (A-2-10 and A-2-20), Controlled Development (W-2) to Specific Plan (SP) in accordance with the Zoning Exhibit; and to adopt a project specific Zoning Ordinance amendment to the text of Ordinance 348 based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors; and,

**ADOPT** the **RESOLUTION RECOMMENDING ADOPTION** of General Plan Amendment No. 910 and Specific Plan 375 to the Riverside County Board of Supervisors.

**CONCLUSIONS:**

1. Upon adoption of the General Plan Amendment the proposed project will be in conformance with the Land Use Designations as illustrated in the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan.
2. Upon adoption of the proposed zone change, the proposed project will be consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348.
3. Upon adoption of the proposed Specific Plan zoning ordinance text the proposed project is consistent with all other applicable provisions of Ordinance No. 348.
4. The Environmental Impact Report has determined that most potential adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, overriding considerations will be required for the following unavoidable adverse impacts: The impacts were identified in nine (9) categories: Aesthetics, Agricultural Resources, Air Quality, Cultural Resources, Land Use and Planning, Noise, Public Services, Transportation and Traffic, and Greenhouse Gases.

5. The public's health, safety, and general welfare are protected through project design.
6. The proposed project is conditionally compatible with the present and future logical development of the area.
7. The proposed project will have a significant effect on the environment.
8. The proposed project will not preclude reserve design for the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP).

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings in the EIR which is incorporated herein by reference.

1. The project site is designated Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CD:CT), Open Space – Water (OS-W), and Public Facilities (PF) in the Eastern Coachella Valley Area Plan. Upon adoption of the General Plan Amendment the project will be consistent with the Land Uses as proposed on the Specific Plan Land Use Plan.
2. The project site is surrounded by properties which are designated Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CD:CT), Open Space – Water (OS-W), Commercial Retail (CR), Indian Land (IND), and Medium Density Residential (MDR) in the Eastern Coachella Valley Area Plan Area plan. The County of Imperial is located to the south.
3. Required Agricultural General Plan Amendment Finding Number 1- The General Plan Amendment will contribute to the achievement of the purposes of the General Plan. The purposes of the General Plan are guided by the General Plan Vision Policies. The policies are arranged into different categories intended to first create policies that cater to an area plan level, then a community level, and finally down to a specific project level, such as subdivisions or use permits. The General Plan explains these as macro, medium and micro levels.

The macro level, entitled the "efficient use of land" in the General Plan has only one policy, LU 2.1, which has several different components. The proposed project satisfies these components, lettered a through g. Each are explained below.

**a, b, and c-** Components a, b and c of the policy require a broad range and mix in land uses provided at the area plan level, supported by infrastructure and evaluation of impacts to the environment. The project satisfies this requirement for Land Use diversity. Infrastructure is shown in the Specific Plan, analyzed in the EIR for impacts and required through Conditions of approval and Specific Plan Standards.

**f and g-** Component f requires site development to capitalize on multi modal transportation opportunities. The proposed project includes over 40 miles of walking and bike trails and includes provisions for use of Neighborhood Electric Vehicles (NEVs). Further, smaller commercial areas have been required throughout the project to encourage limited car use and maximize pedestrian use. These are required to be at least a quarter mile of all residential units. A park is also required within a quarter mile of all residential units. Lastly, the downtown area of the Project has been required to design with pedestrian's needs first and limit distances between

uses for pedestrians. Component g prevents inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards. The EIR addresses these impacts and the project accommodates mitigation in the design.

**d and e-** Component d explains that growth should cluster near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses. The Specific Plan creates its own community center; a downtown area is a requirement of the Project with mixed use planned throughout to foster residential density, keeping activity in the area throughout the day, and to create a center for the project area, both physically and socially. Component e explains that growth should concentrate near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible. Clustering development density in a master plan fashion allows the Project to capitalize on design aspects, while accommodating the needs of the development in a way that will enable the Project to be a new town. Increased density, structured around a master plan, will help discourage traditional midsized suburban development that traditionally threatens rural areas.

While there is only one Land Use Policy directing development at the macro level, there are several at the 'medium' level, or the Community Design level. The Project is consistent with these policies because they are required by the Specific Plan itself. The Policies in the Community Design section require a mix of uses, multi-modal streets and trails, community separators, unique communities with a sense of place, and compact new towns. The Project addresses each of these needs through the design of the Project. Other Policies in this section specifically require promotion of infill development and parcel consolidation. For purposes of this analysis it is assumed that these policies are applicable to re-development projects only.

Review of the micro, or Project Design Policies, is inappropriate for a Specific Plan General Plan Amendment, as most of these policies are not applicable to Specific Plans.

4. Required Agricultural General Plan Amendment Finding Number 2- The amendment would not be detrimental to the purposes of the General Plan. The Agricultural conversion proposed by the General Plan Amendment will likely require review the Agricultural Commission, at the direction of the Board of Supervisors. It has been determined, in a study of the projects agricultural viability which is part of the EIR, that the project site is not well suited for agriculture and the Project will not harm the viability of agriculture in the Southeast Coachella Valley.
5. Large portions of the project are within the Agricultural General Plan foundation. The Agriculture foundation allows up to seven percent of all the land within one of three designated areas to be converted to another Foundation and land use designations during a two and a half year cycle. In the event that the seven percent threshold has been exceeded, an Agricultural Task Force would review the project. The proposed Amendment is in the Eastern Coachella Land Use Plan which is part of the "Palo Verde, Desert Center, and the Eastern Coachella" designated area, one of the three designated areas prescribed by the Administration Element. Given the size of the project, it is expected that the proposed Amendment will exceed the seven (7) percent threshold and will require review by the Agricultural Task Force. The Board of Supervisors must request such a review.

6. Required Technical General Plan Amendment Finding Number 1- The General Plan Amendment will not change the intent of the General Plan. The intent of the "IND" label was to indicate where tribal land was located. The proposed Amendment indicates discrepancies in ownership and the IND label. The intent of the General Plan was to indicate ownership, the technical correction will correct an error and clarify the intent of the General Plan.
7. Required Technical General Plan Amendment Finding Number 2- A point of clarification is needed to more accurately express the General Plan's meaning and eliminate a source of confusion. By labeling property within the Counties jurisdiction as IND, the General Plan technically left those properties with no designation at all. These properties will be incorporated into the Specific Plan, and thus take on the designations indicated on the proposed Land Use Plan.
8. Required Entitlement General Plan Amendment Finding Number 1- the proposed General Plan Amendment does not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.
  - i) The Riverside County Vision: the Vision explains that random sprawl is discouraged and development should follow transportation and open space corridors, with concentrations of development, in other words, important open space and transportation corridors should define growth areas. Population growth should be focused where it can best be accommodated. And while the Vision goes on to explain that leapfrog development (development that "skips over" developable land and establishes inefficient development patterns) is discouraged, it also explains that development proposed at some distance from existing communities should occur because of a conscious commitment to a new community there, and these types of projects must demonstrate self-sufficiency in terms of public facilities and services. Indeed the Vision explains that new communities should demonstrate methods for achieving efficient development and building a sense of community from the very beginning. The Project has required each of these in the Specific Plan. The project Specific Plan Standards, the design of the project and the Conditions of Approval have been crafted to assure that the project will be self sufficient and efficient in ways that are not possible without a large scale master planning effort intended to create a new town. Also see discussion in the Agricultural required finding number one.
  - ii) Any General Plan Principle: The project is consistent with each of the General Plan Principals and Policies based on analysis provided in the Project's EIR.
  - iii) Any Foundation Component designation in the General Plan: This finding is specifically in reference to the sections of the Project that are already designated Community Development. The changes proposed in the Community Development Land Uses are compatible with the Community Development goals.
9. Required Entitlement General Plan Amendment Finding Number 2- Please see details in Finding Number 3.
10. Required Entitlement General Plan Amendment Finding Number 3- Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. In this instance the special circumstance is the application for the Project. The Community Development changes include a 15 acre parcel going from Commercial Tourist to Specific Plan, and a 166 acre

parcel going from Public Facilities to Specific Plan. These proposed changes must be taken in context of the entire proposal which because of its size will grant the opportunity to be a new community. The General Plan permits new communities, so long as they are separated by natural boundaries, located along transportation corridors, and can provide adequate public facilities. The Project makes such provisions.

11. The current land uses on surrounding parcels include vacant land in the County of Imperial to the south, the Salton Sea to the east, vacant land and farming to the west, and some single family residential and farming to the north.
12. The zoning for the subject site is Light Agriculture with a 10 and 20 Acre Minimum (A-1-10, A-1-20), Heavy Agriculture with a 10, and 20 Acre Minimum (A-2-10 and A-2-20), Controlled Development (W-2).
13. The proposed uses are consistent with the development standards set forth in the Specific Plan and the Specific Plan zoning ordinance.
14. The project site is surrounded by properties which are zoned Heavy Agriculture with a 10 and 20 acre minimum (A-2-10 and A-2-20) to the north, east and west, Controlled Development (W-2) to the north, east and west, and Watercourse, Watershed & Conservation Areas (W-1) to the northeast. Imperial County to the south.
15. Agricultural, limited residential, and limited commercial uses have been constructed and are operating in the project vicinity.
16. This project is not located within the Coachella Valley Multi-Species Habitat Conservation Plan, this project will not hinder the requirements of the plan.
17. Environmental Impact Report (EIR) No. 514 was prepared and circulated as required by the California Environmental Quality Act (CEQA). A Final EIR has been prepared and includes responses to comments received during the comment period.

**INFORMATIONAL ITEMS:**

1. As of this writing, thirty seven (37) letters have been received, thirty four in support, two neutral, and one in opposition.
2. The Project site is not located within:
  - a. A City of sphere of influence,
  - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area,
  - c. Fringe Toed Lizard sand source area,
  - d. A high fire area,
  - e. An Area drainage plan area; or,
  - f. A dam inundation area.
3. The Project site is located within (or contains):
  - a. Agriculture Preserve- Coachella Valley No. 27, 31, and 97,

**SPECIFIC PLAN NO. 375**  
**GENERAL PLAN AMENDMENT NO. 910**  
**CHANGE OF ZONE NO. 7623**  
**ENVIRONMENTAL IMPACT REPORT NO. 514**  
**Planning Commission Staff Report: June 15, 2011**  
**Page 23 of 23**

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- b. CSA #125 – Thermal-Street Lighting,
- c. The Coachella Valley Recreation and Parks District,
- d. The boundaries of the Coachella Valley Unified School District, and,
- e. A low, moderate and high liquefaction area.

The subject site is currently designated as Assessor's Parcel Numbers: 737090002, 737110001, 737110004, 737110006, 737110009, 737120005-9, 737140002, 737140003, 737140009, 737140010, 737170003, 737170004, 737170006-8, 737170010-15, 737180001, 737180002, 737180004, 737180007, 737180009-14, 737190001-7, 737190009-13, 737200002, 737200003, 737200004, 737200006-10, 737200016-20, 737200023, 737200024, 737200026-32, 737210001, 737210007-13, 737220001-7, 737220009, 737220010, 737230006, 737230013-15, 737240002, 737240003, 737240004, 737250002, 737260003, 737260005, 737260007-17, 737270001, 737270003, 737270005-11, 737280001-8, 737290001, 737290004, 737290005, 737290006, 737290011, 737290012, 737290014-19, 755270015, 755270016, 755270021, 755270022, 755270023, 755270024, 755300016, 755300017, 755300022-26, 755310012, 755310013, 755310015, 755310028-32, 755310035, 755310037, 755310038, 755310040, 755310042-45

MS

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Date Prepared: 5/11/11

Date Revised:

2 **RESOLUTION 2011-005**

3 **RECOMMENDING ADOPTION OF**  
4 **GENERAL PLAN AMENDMENT NO. 910,**  
5 **and SPECIFIC PLAN NO. 375**

6  
7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a  
8 public hearing was held before the Riverside County Planning Commission in Riverside, California on  
9 May 25, 2011 and June 15, 2011, to consider the above-referenced matter; and,

10 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside  
11 County Rules to Implement the Act have been met and the environmental document prepared or relied on  
12 is sufficiently detailed so that all the potentially significant effects of the project on the environment and  
13 measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with  
14 the above-referenced Act and Rules; and,

15  
16 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the  
17 public and affected government agencies; now, therefore,

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning  
19 Commission of the County of Riverside, in regular session assembled on June 15, 2011, that it has  
20 reviewed and considered the environmental document prepared or relied on and recommends the  
21 following based on the staff report and the findings and conclusions stated therein:

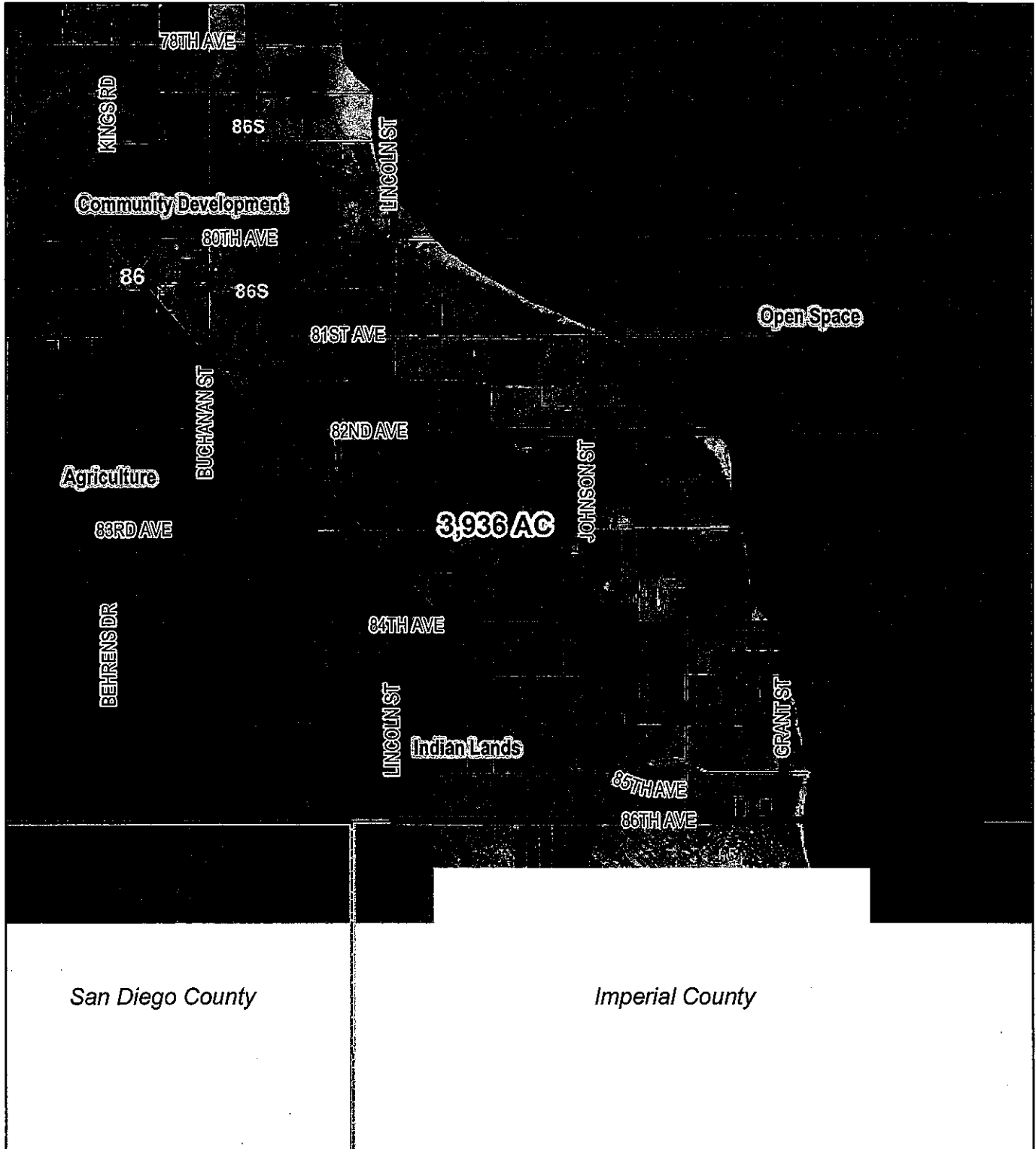
22  
23 **ADOPTION/CERTIFICATION** of the environmental document, Environmental Impact Report  
24 No. 514 (State Clearinghouse No. 2007091030);

25 **ADOPTION** of Specific Plan No. 375; and,

26 **ADOPTION** of General Plan Amendment No. 910  
27  
28

# SP00375

## DEVELOPMENT OPPORTUNITY



### RIVERSIDE COUNTY PLANNING DEPARTMENT

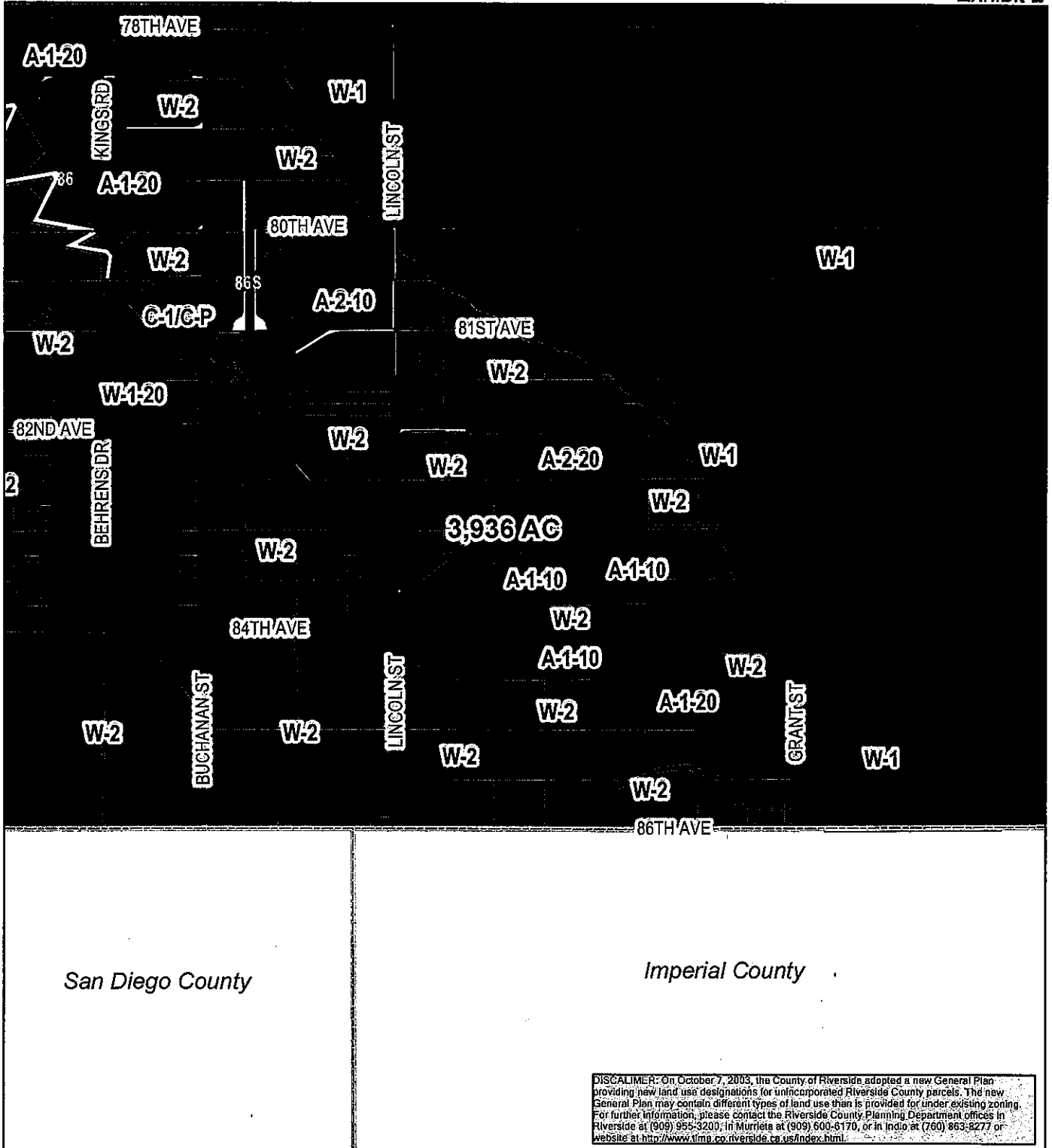
District  
Plan: Lower Coachella Valley  
Township/Range: T8SR8E & T8SR9E  
Section: 19, 20, 25, 28, 29, 31, 32, 33, & 34



Assessors  
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Thomas 755-27 -31  
Bros. Pg. 683 E5



**SP00375**  
**EXISTING ZONING**

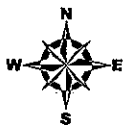


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200; in Murrieta at (909) 500-6170, or in Indio at (760) 863-8277 or website at <http://www.rimr.co.riverside.ca.us/index.html>.

Zone  
 District: Lower Coachella Valley  
 Township/Range: T8SR8E & T8SR9E  
 Section: 19, 20, 25, 28, 29, 31, 32, 33, & 34

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
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 Bros. Pg. 683 E5





San Diego County

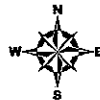
Imperial County

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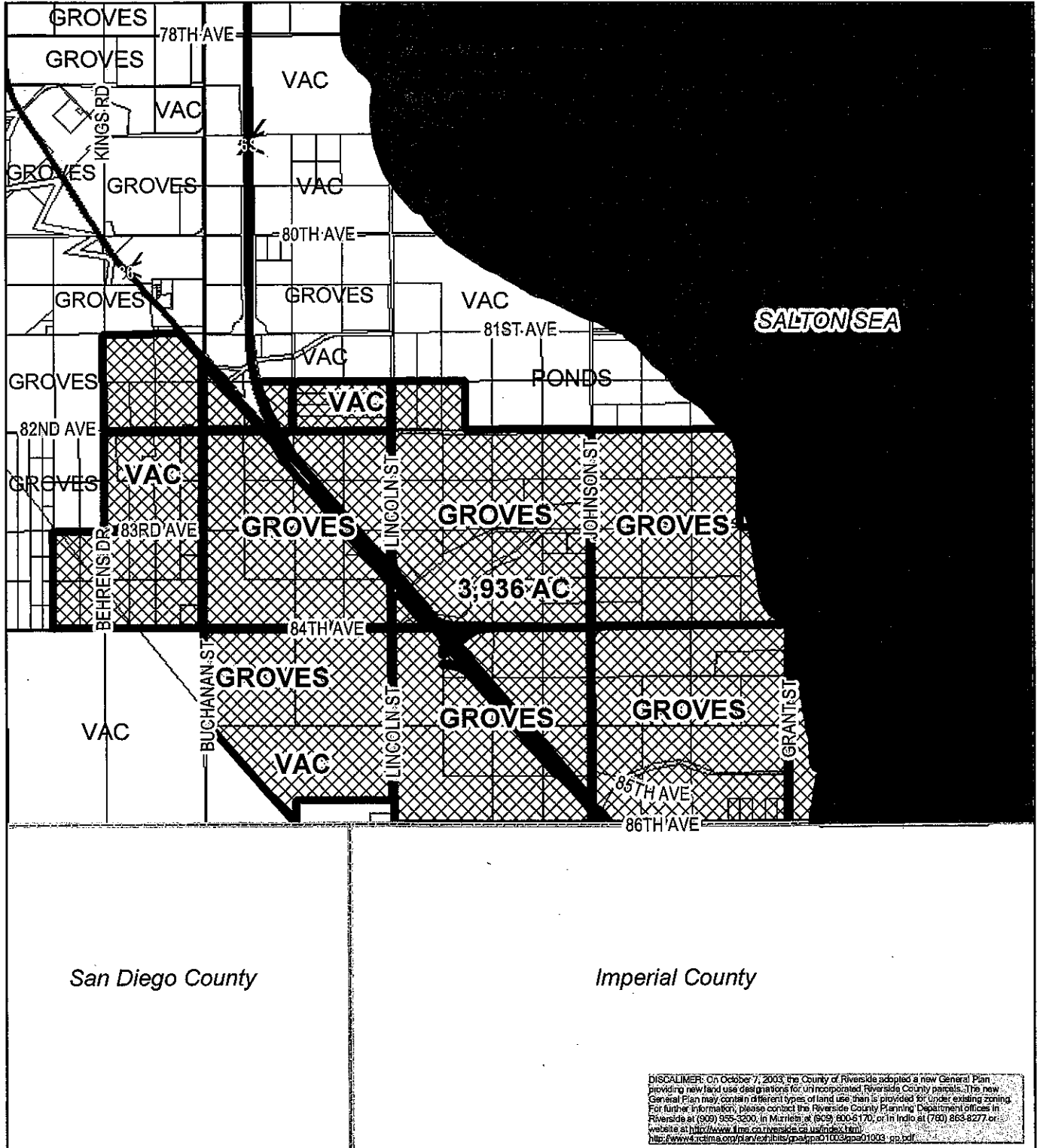
**Zone**  
**Area:** Lower Coachella Valley  
**Township/Range:** T8SR8E & T8SR9E  
**Section :** 19, 20, 25, 28, 29, 31, 32, 33 & 34

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Assessors**  
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**Thomas** 755-27 - 31  
**Bros. Pg.** 683 E5



**SP00375**  
**Land Use**



San Diego County

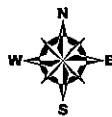
Imperial County

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Zone  
 Area: Lower Coachella Valley  
 Township/Range: T8SR8E & T8SR9E  
 Section: 19, 20, 25, 28, 29, 31, 32, 33 & 34

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

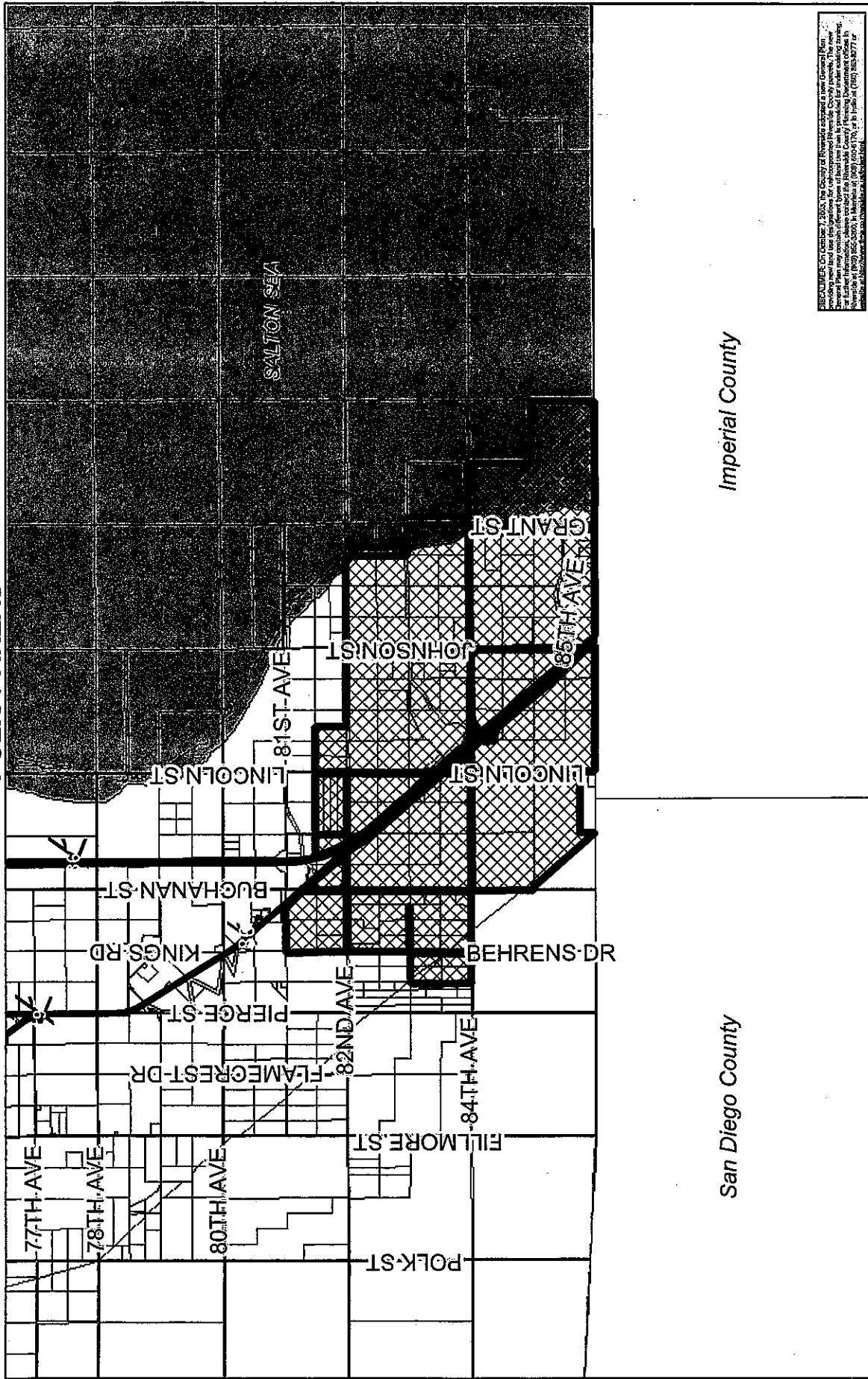
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 Bros. Pg. 683 E5



Supervisor Wilson  
District 4  
Date Drawn: 6/4/08

# SP00375 POLICY AREAS

Planner: Matt Straite  
Date: 7/09/08  
Exhibit 8



DISCLAIMER: On October 17, 2005, The County of Riverside adopted a new General Plan. Providing a new land use plan for the County of Riverside. County parcels, the new General Plan, and the County of Riverside Department of Planning and Public Works. For further information, please contact the Riverside County Planning Department Office in Riverside at (951) 952-5000. In Memphis at (909) 410-6170, or in Inland at (909) 963-8777 or by email at: info@planning.riverside.ca.gov

Zone  
District: Lower Coachella Valley  
Township/Range: T8SR8E & T8SR9E  
Section : 19, 20, 25, 28, 29, 31, 32, 33 & 34

## RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
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755-27 - 31  
Thomas  
Bros. Pg. 683 J4

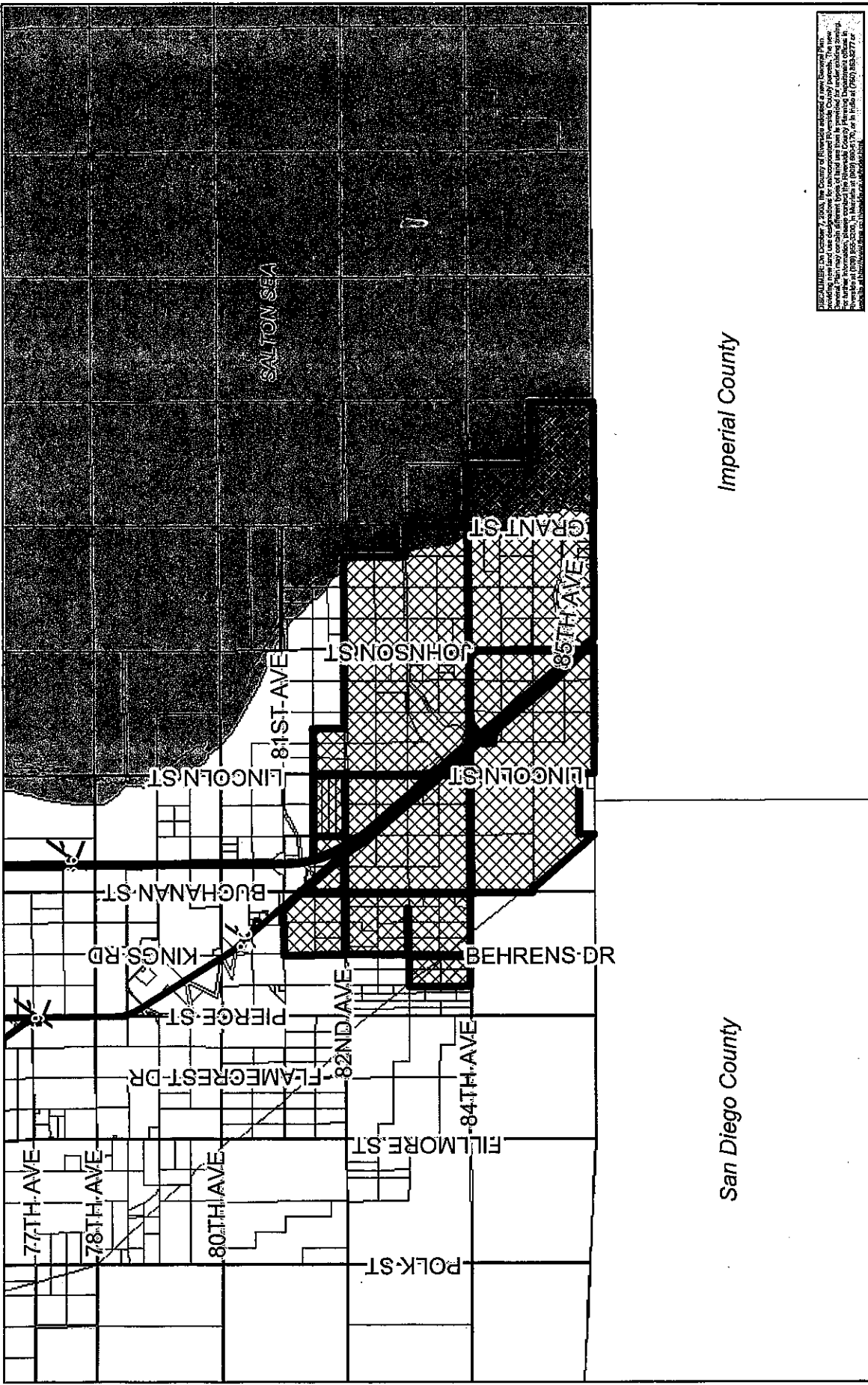
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Feet

Supervisor Wilson  
District 4  
Date Drawn: 6/4/08

# SP00375 VICINITY MAP

Planner: Matt Straite  
Date: 7/09/08  
Vicinity Map



DISCLAIMER: ON October 7, 2008, the County of Imperial adopted a new General Plan. Owners of land may wish to verify the accuracy of the information shown on this map. The County of Imperial is not responsible for any errors or omissions on this map. For more information, please contact the County of Imperial, Planning Department, 1000 West Main Street, Suite 100, Indio, CA 92521, or by phone at (760) 833-5777.

**Assessors**  
Bk. Pg. 737-09 - 29  
755-27 - 31  
Thomas Bros. Pg. 683 E5

## RIVERSIDE COUNTY PLANNING DEPARTMENT

**Zone**  
District: Lower Coachella Valley  
Township/Range: T8SR8E & T8SR9E  
Section : 19, 20, 25, 28, 29, 31, 32, 33 & 34





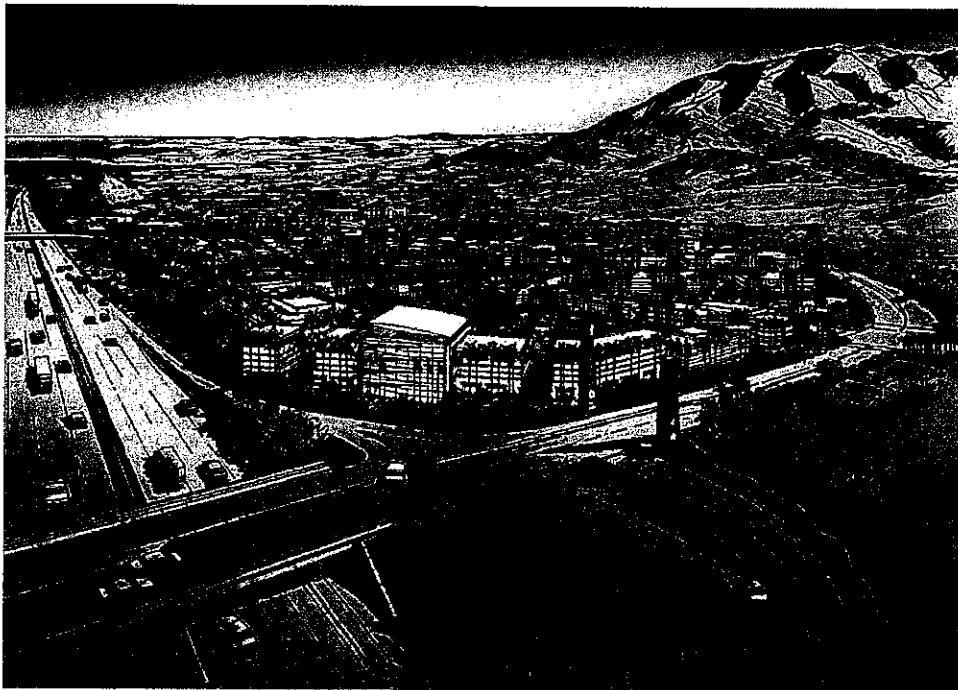
### 2.3 PROJECT SUMMARY

The Specific Plan Land Use Concept is the initial high-altitude expression of the “Big Ideas” contained in the Travertine Point vision. SR-86S, gently sloping terrain and topographic features, view potential, and the juxtaposition of Tribal lands and non-tribal fee lands are major organizing elements that give form and substance to the land use and circulation patterns. A community of this scale can best be grasped by viewing it in smaller districts, each with its own subset of land uses. In the case of Travertine Point, five districts consist of land uses that include:

- the Town District and Mixed Use,
- the Resort,
- the Marina,
- Residential Neighborhoods,
- Regional, Local, and Neighborhood Retail,
- Recreation and Open Space,
- Schools, and
- Public Services and Facilities

The Travertine Point Illustrative Concept Plan (refer to Exhibit 2-5, Illustrative Concept Plan), depicts the proposed major land uses and circulation system.

- **The Town District** – The heart or ‘Town District’ of Travertine Point is located near its geographic center, at a future SR-86S interchange proposed to support the specific plans circulation. Land uses include a mixed-use area that allows for a variety of land uses including retail, offices, business park and light industrial, institutional uses, multi-family residential, as well as other visitor-serving uses.

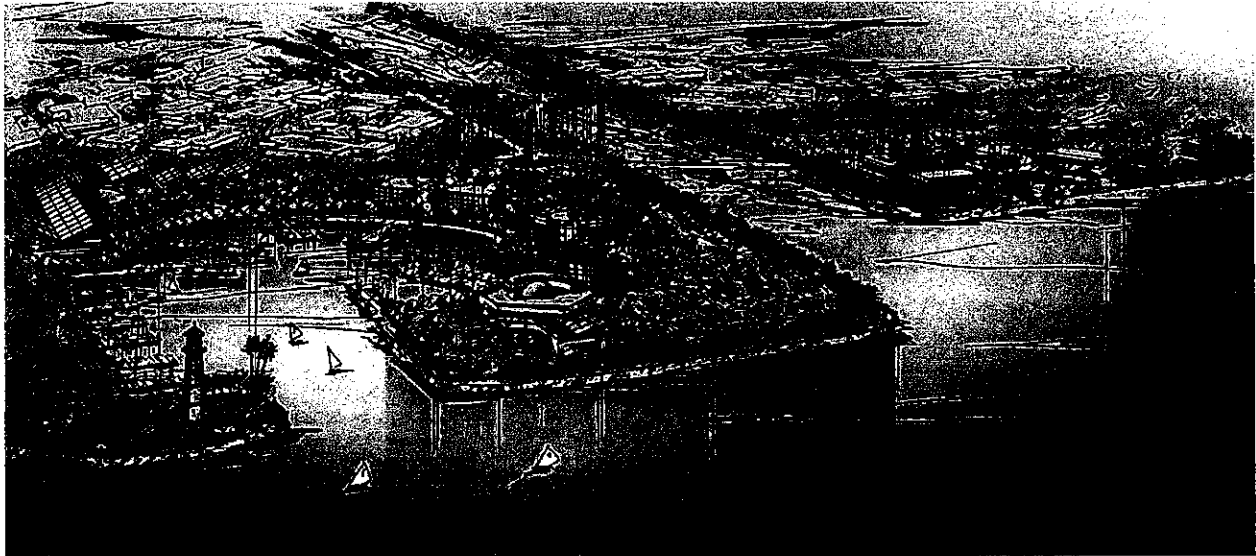


## 2. SUMMARY

- **The Resort** – The resort area is located to the south of the ‘Town District’ on the west side of SR-86 and is a suitable location for a hotel, spa, specialty retail, conference facilities and potential casino, an upscale RV park, and golf. Approximately half of the resort area is on TMDCI land.



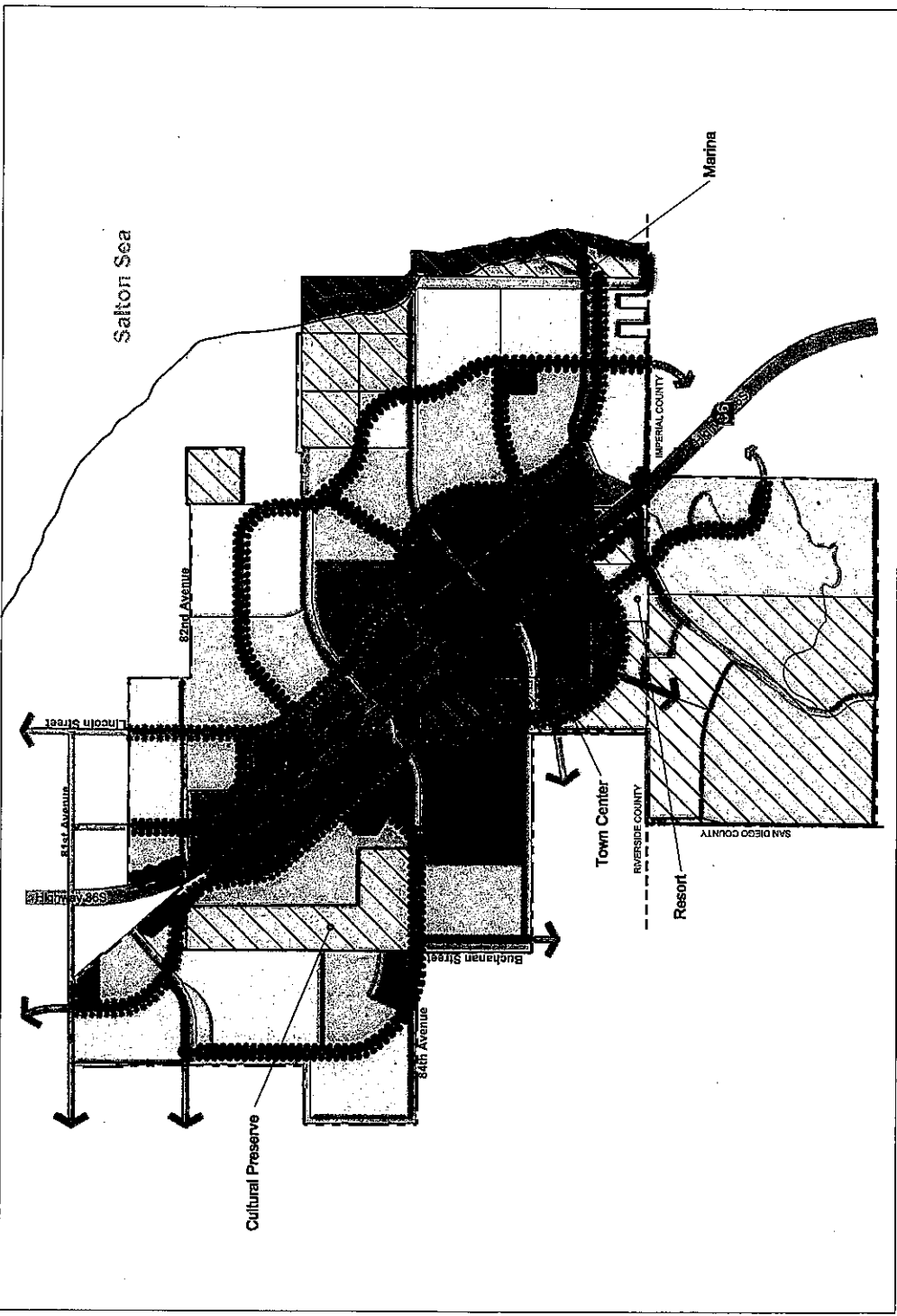
- **The Marina** – A marina is proposed at the southeast portion of the Specific Plan area on TMDCI Reservation land. The marina development is a potential future use that assumes the successful restoration of the Salton Sea as presently proposed by the Salton Sea Authority. In addition to boat slips and marine sales and services, the marina area will also provide specialty retail shops, restaurants and an opportunity for lodging.

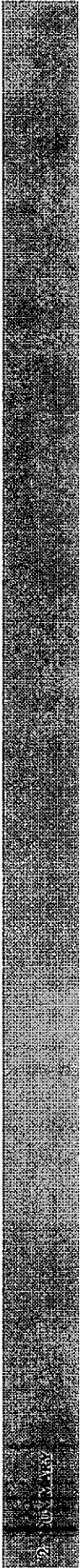


**LEGEND**

- Specific Plan Boundary
- Residential
- Regional Commercial
- Neighborhood Commercial
- Resort
- Marina
- Mixed Use
- Theme Streetscape
- District Perimeter
- Landscape Community
- Public Facility/Open Space
- Community Residential/Golf
- Natural Open Space
- Drainage Channels

**NOTE:**  
 The locations and configurations of proposed school sites, park sites, reservoirs and drainage channels are conceptual only and subject to change. They are intended only to illustrate character and intent of the Travertine Point Specific Plan. Final locations, sizes, and configurations of schools, parks, reservoirs and drainage channels will be determined during the subdivision mapping and final engineering process, and in the case of schools and parks, in consultation with the appropriate public agencies.





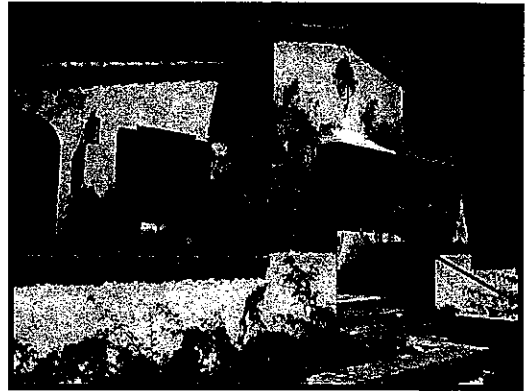
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- **The Cultural Preserve and Living Desert** – The northern portion of TMDCI Reservation land is planned to be maintained as a cultural preserve and ‘living desert’. This area is known to have significant archeological artifacts. The cultural preserve is planned to protect and preserve these culturally sensitive lands and artifacts.
- **The Residential Neighborhoods** – The residential component of Travertine Point is planned for a wide array of product types, home sizes, lot sizes, and pricing. The residential neighborhoods will support a diverse population, life-styles, and family groups.

Residential housing is planned to be predominantly single family in character, but may include compact residential lots, attached homes, condominiums, multi-family – for-sale and rental units, and opportunities for active adult neighborhoods. A resort-style residential neighborhood is planned to be designed with a membership golf course planned for the southeast portion of the Specific Plan Area in Imperial County.

*The residential areas are characterized by five categories:*

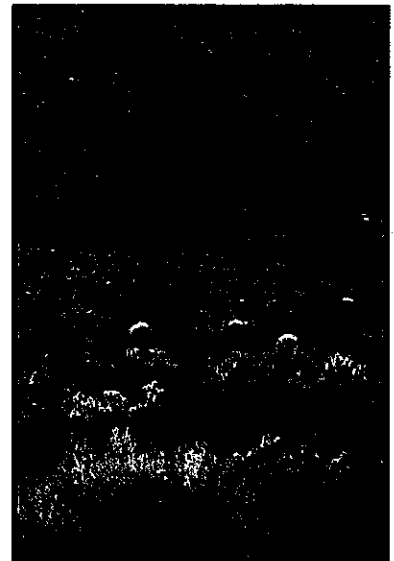
- **Medium Density Residential (MDR)** areas allow development in the range of up to 2-5 dwelling units per average gross acre.
- **Medium-High Density Residential (MHDR)** areas allow development in the range of up to 5-8 dwelling units per average gross acre.
- **High Density Residential (HDR)** areas allow development in the range of up to 8-14 dwelling units per average gross acre.
- **Highest Density Residential (HHDR)** areas allow development to 20+ dwelling units per average gross acre.
- **Walkable Commercial** areas are to provide residential planning areas with access to a limited number of convenient retail and personal service uses. Walkable Commercial are intended to provide areas for smaller scale, lower intensity retail developments that are consistent with the architecture and character of the surrounding residential area. The locations of the walkable commercial uses within the



## 2. SUMMARY

neighborhood will be primarily located along selected local or collector streets. The walkable commercial uses shall be located on the permitted lot size of the residential zone of which it is located and should be oriented with a pedestrian or auto orientation consistent with the character of the surrounding residential neighborhood.

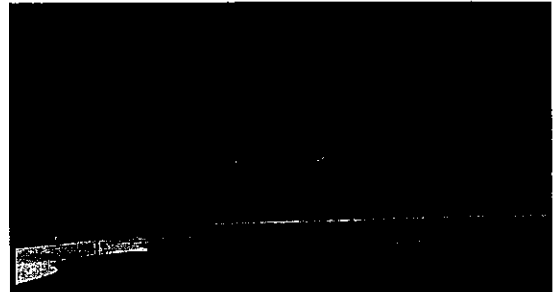
- **Commercial Retail (Regional and Local) –** Regional and local neighborhood retail centers provide supermarkets and drug stores that are anticipated to anchor these centers that include other supported shops, services, and conveniences.
  
- **Open Space, Recreation, Trails and Parks –** A significant portion of Travertine Point's Specific Plan – approximately 1,525 acres, of the total land area – is designated as open space for a variety of open space uses including:
  - an extensive network of broad storm water flood control channels that will support ground water re-charge. These naturally landscaped linear corridors will also function as an integrated component of the Specific Plan's multi-functional trails system.
  - storm water detention areas that support public park and recreation uses
  - a public park system that provides a full spectrum of recreational facilities and activities
  - natural open space areas that remain undisturbed and may be enhanced to increase the natural habitat value to support existing wildlife
  - function as open space corridors between the Salton Sea, the Santa Rosa Mountains, and the Anza Borrego State Park



- a cultural preserve/living desert and possibly other culturally sensitive lands that support preservation, management, and education of cultural heritage or folklore
- golf course(s)
- an extensive network of improved multi-purpose trails

In addition to the open space planning areas, residential as well as the non-residential planning areas will also provide recreational facilities and amenities such as:

- water retention basins that will be designed as multi-functional facilities for irrigation, water storage, storm water detention and water quality treatment, possible ground water recharge and for recreational uses (non-motorized boating and fishing)
  - private recreation centers developed in collaboration with residential projects
- ❑ **Schools** – Several elementary and, middle schools as well as a high school are to be planned and located in coordination with the Coachella Valley Unified School District (CVUSD) to serve the needs of the community. Travertine Point will ultimately require a new high school and potentially an adult education facility for continuing education, trade school, or satellite campus. The actual number and location of all public school facilities will be determined by the number of homes built and the number of new students generated by the development, in collaboration with the Coachella Valley Unified School District. The Land Use Plan currently anticipates the need for six elementary (grades K-6), one middle (grades 7-8), and one high school campus (grades 9-12) based on current CVUSD facilities requirements and forecasted buildout of student generating housing.
- ❑ **Public Services and Facilities** – Public safety services and emergency facilities (police, fire, EMT) is accommodated in the planning for Travertine Point in collaboration with the responsible agencies. Civic uses (libraries, museums, performing arts, government centers, courts, etc.) may be located in the Town District as well as throughout the Specific Plan area where appropriate.



## 2. SUMMARY

The following table presents an overview of the proposed land use concept and the allocation of acreage and number of dwellings at buildout for Travertine Point.

**Table 2-1  
Summary of Land Uses**

Land Use	Torrey-Martinez Desert Cahuilla Indians		Black Emerald and Others		Acreage Total	Residential Unit Total
	Acreage	Residential Units	Acreage	Residential Units		
Commercial Retail	38	100	45		99	100
Commercial Tourist	82		36		118	
Mixed Use	97	526	370	2,252	467	2,778
Residential	166	681	2,220	13,096	2,386	13,777
Open Space	922		384		1,306	
Drainage Canals	77		251		328	
Roads	28		202		230	
<b>Totals</b>	<b>1,410</b>	<b>1,307</b>	<b>3,508</b>	<b>15,348</b>	<b>4,918</b>	<b>16,655</b>

**Travertine Point Entitlements** – The Travertine Point entitlements include:

- TMDCI Project Approval and Environmental Clearance.
- Riverside County General Plan Amendment, Specific Plan, Change of Zone, and Certified Environmental Impact Report (Refer to Exhibit 2-6, Riverside County Existing General Plan and Exhibit 2-7, Riverside County Existing Zoning).
- Imperial County General Plan Amendment, Specific Plan, and Certified Environmental Impact Report (Refer to Exhibit 2-8, Imperial County Existing General Plan and Exhibit 2-9, Imperial County Existing Zoning).

To ensure the integrity of the community's vision and proposed land uses illustrated on the Concept Plan, the Travertine Point Specific Plan will be a single document processed through Riverside and Imperial Counties. Each respective jurisdiction shall maintain permitting authority for subsequent development applications.

The Specific Plan EIR (EIR514) recommended a number of revisions to the Specific Plan (SP375). These changes are all mitigation measures and are fully supported by staff. The following list summarizes the changes recommended by the mitigation measures.

**6.1-2** The specific plan shall be modified to provide for protective fencing consistent with standards provided in the wall and fencing plan for planning areas adjacent to Travertine Rock and that such fencing shall be placed no closer than 500 feet around the perimeter of physical outcropping of Travertine Rock.

**6.1-3** The specific plan shall be modified to restrict trails within planning areas adjacent to Travertine Rock, requiring that such trails and associated parking, trailheads, rest, and/or picnic areas shall be located no closer than 500 feet from the perimeter of physical outcropping of Travertine Rock, and shall provide for signage discouraging off-trail access.

**6.2-1:** The specific plan shall include for the development of a vegetative screen within the 150-foot-wide transitional agricultural buffer. The minimum standards for the vegetative screen shall include the following:

- Two staggered rows of trees and shrubs characterized by evergreen foliage that extends from the base of the plant to the crown
- Trees and shrubs should be vigorous, drought tolerant and at least 6 feet in height at the time of installation.
- Plants should have 50 percent to 75 percent porosity (i.e., approximately 50 percent to 75 percent of the plant is air space)
- Plant height should vary in order to capture drift within 4 feet of ground applications
- A mature height of 15 feet or more is required for trees
- To ensure adequate coverage, 2 staggered rows should be located 5 feet apart and consist of minimum 5 gallon plants at least 6 feet tall planted 10 feet on center.
- Recommended plants include: Toyon (*Heteromeles arbutifolia*), Sugarbush (*Rhus ovata*) Laurel Sumac (*Malosma laurina*), and Italian cypress (*Cupressus sempervirens*).
- A long-term plan shall be in place for maintaining the vegetative shelter belt.

If the development of a 500-foot-wide transitional agricultural buffer is used between intensive agricultural land uses and sensitive residential and commercial land uses, the transitional agricultural buffer shall include the development of an 8-foot-tall chain link fence, placed nearest the agricultural side to deter pilferage and vandalism of crops and agricultural uses.

**6.3-9:** The Specific Plan shall restrict public access, especially off-highway vehicle access, to the shoreline area, to the extent legally and practicably feasible, to minimize disturbance of natural crusts and soils surfaces in future exposed shoreline areas.

**6.12-1:** The specific plan's implementation measures shall be modified as follows:

- Prior to the issuance of building permit for the 3,133<sup>th</sup> residential unit, 117 affordable housing units or credits shall be available.
- Prior to issuance of building permit for the 6,658<sup>th</sup> residential unit, 200 (317 cumulative) affordable housing units or credits shall be available.
- Prior to the issuance of building permit for the 9,628<sup>th</sup> residential unit, 516 (833 cumulative) affordable housing units or credits shall be available.
- Prior to the issuance of building permit for the 15,160<sup>th</sup> residential unit, 583 (1,416 cumulative) affordable housing units or credits shall be available.
- Prior to the issuance of building permit for the 16,405<sup>th</sup> residential unit, 250 (1,666 cumulative) affordable housing units or credits shall be available.

**6.12-2:** The specific plan's implementation measures shall be modified as follows:

- Prior to the issuance of building permit for the 3,250<sup>th</sup> residential unit, 89,000 square feet of nonresidential development is required to be built and occupied.
- Prior to issuance of building permit for the 6,500<sup>th</sup> residential unit, 440,500 square feet (529,500 square feet cumulative) of non-residential development is required to be built and occupied.
- Prior to issuance of building permit for the 9,500<sup>th</sup> residential unit 1,100,000 square feet (1,629,500 square feet cumulative) of non-residential development is required to be built and occupied.
- Prior to issuance of building permit for the 13,500<sup>th</sup> residential unit, 2,400,000 square feet (4,029,500 square feet cumulative) of non-residential development to be built and occupied.
- Prior to the build out of 15,000<sup>th</sup> residential unit, 1,000,000 square feet (5,029,500 square feet cumulative) of non-residential development is required to be built and occupied.

**6.13-1:** Prior to final building inspection for the 2,000<sup>th</sup> residential unit within the Riverside County portion of the proposed project, a fire station for the RCFD or to the satisfaction of the RCFD shall be provided.

- 6.13-2:** Prior to final building inspection for the 4,000<sup>th</sup> residential unit within the Riverside County portion of the proposed project, a fire station for the RCFD or to the satisfaction of the RCFD shall be provided.
- 6.13-3:** Prior to final building inspection for the 10,000<sup>th</sup> residential unit of the proposed project, a fire station for the SCSD shall be provided.
- 6.14-3:** The specific plan shall be modified to include implementation measures that require the construction and operation of at least two sheriff's substations in Riverside County and one in Imperial County, or to the satisfaction of Riverside County Sheriff Department or Imperial County Sheriff's Department as applicable, as follows:
- Prior to the issuance of building final permits for the 3,249<sup>th</sup> residential unit in Riverside County, a sheriff's substation shall be constructed and be operational;
  - Prior to the issuance of building final permits for the 6,857<sup>th</sup> residential unit in Riverside County, a sheriff's substation shall be constructed and be operational;
  - Prior to the issuance of building final permits for the 750<sup>th</sup> residential unit in Imperial County, a sheriff's substation, or expansion of the Salton City Substation, to service the project site shall be constructed and be operational.
- 6.21-3:** The proposed specific plan shall be modified so that a land use overlay designation for a wastewater treatment plant can be located in a planning area within the Imperial County portion of the proposed project. If it is found that an appropriate location cannot be determined for the development of an expandable wastewater treatment plant on the project site, the applicant through a Special Agreement with SCSD, shall establish an area off site where a modular wastewater treatment plant could be located and be within the service boundaries of the SCSD. This may require additional CEQA review in the future.
- 6.21-4:** The proposed specific plan shall be modified so that prior to building final inspection for the first residential unit and/or commercial unit within the Imperial County portion of the proposed project, the applicant shall execute a Special Agreement providing for SCSD to design, permit, construct, operate, and maintain a modular wastewater treatment plant and nonpotable water storage and distribution system. Such system shall be sized according to the Wastewater Management Master Plan for the portion of the proposed project within Imperial County. The project applicant shall provide necessary funding for the construction of this plant.
- All wastewater treatment facilities will be creditable toward the facilities component of SCSD's Sanitation Capacity charge for all residential, commercial, and industrial structures within the SCSD's portion of the project boundary. The

applicant's financial responsibility for these facilities is only for those components of the wastewater treatment facilities necessary to provide wastewater treatment for the proposed project's and its associated effluent.

**6.17-1:** The specific plan shall be modified to adjust the implementation measures to assure that libraries are developed in the following manner:

- Phase I – Prior to issuance of a building permit for the 3,500<sup>th</sup> dwelling unit, the applicant shall construct an estimated 5,000-square-foot library facility in coordination with the Riverside County Library System;
- Phase II – Prior to issuance of a building permit for the 7,000<sup>th</sup> dwelling unit, the applicant shall construct an estimated 5,000-square-foot library facility in coordination with the Riverside County Library System.
- Phase III – Prior to issuance of a building permit for the 10,500<sup>th</sup> dwelling unit, the applicant shall construct an estimated 5,000-square-foot library facility in coordination with the Riverside County Library System.
- Phase V – Prior to issuance of a building permit for the 14,000<sup>th</sup> dwelling unit, the applicant shall construct an estimated 5,000-square-foot library facility in coordination with the Riverside County Library System and/or the Imperial County Free Library System. The applicant shall execute a joint Memorandum of Understanding with both the Riverside County Library System and Imperial County Free Library System that provides for the location of this library site in either Riverside or Imperial County and that this library will provide services to both systems. Regardless of the location of this library, the applicant shall participate in development fees for library services as required by each County.

The specific plan shall be revised to include the following implementation measures:

**6.18-2** Prior to building final inspection for the 2,500<sup>th</sup> residential unit, an urgent care medical facility in the Travertine Point Specific Plan area shall be developed and operational.

The specific plan shall be revised to include the following implementation measures:

**6.18-3** Prior to building final inspection for the 5,000<sup>th</sup> residential unit, a structure for a hospital with Point Specific Plan area shall be developed and operational.

**6.13-9:** The specific plan shall incorporate provisions for fuel-modification zones to minimize the potential exposure of the developed areas to wildfire hazards consistent with the requirements of RCFD and SCSD. A landscaped/fuel-modification buffer shall be required surrounding each home site and structure in planning adjacent to open space areas. The following fuel-modification design guidelines shall be incorporated:

- The fuel-modification zone shall incorporate a program of brush clearance and thinning of combustible plant materials.

- The fuel-modification zone shall be designated around all structures as measured from face of building.
- Thinned native plants of high habitat value, may be located throughout this zone as a transition between open space and developed areas.
- fuel-modification zones shall be maintained by the homeowner's association (HOA) in accordance with the RCFD and SCSD guidelines (except estate lots).

The exact location, dimension, and requirements for the fuel-modification zones would be determined and refined in agreements established between RCFD, SCSD and County staff, and ultimately during the processing of tentative tract maps. The following descriptions provide a conceptual fuel-modification plan with the minimum treatment for the zones:

#### **Zone A – Setback zone from the structure to the property line**

Most vegetation in this zone is limited to ground covers, green lawns, and a limited number of selected ornamental plants. This zone provides defensible space for fire suppression that will be maintained by homeowners.

#### **Zone B – Irrigated zone includes manufactured slopes**

This 20-foot-wide zone would augment irrigation and planting required, relating to manufactured slopes and landscape requirements. The 20-foot band of irrigation outside the fence line provides defensible space for fire suppression and will be HOA-maintained. This space would adjoin manufactured slope along the property line to provide a band of irrigation prior to Zone A. Special consideration would be given for Rare and Endangered plant species, geologic hazards, tree ordinances, or other conflicting restrictions.

#### **Zone C – Thinning zone**

This 80-foot-wide zone would be the beginning of the thinning zone and would be designed to eliminate the spread of fire from one plant to another via ladder fuels and eliminate horizontal continuity by properly spacing remaining vegetation and limiting large masses of unbroken vegetation. Thinning would reduce existing vegetation with removal of the majority of undesirable tall flammable plants species, including trees and tree form shrubs, and would be HOA maintained. Reduction of fuel loading is accomplished by reducing shrubs or trees without substantial decrease in the canopy cover or removal of soil-holding root systems. Natural vegetation is thinned in reduced amounts as the zone moves away from development.

#### **Zone D – Interface Thinning zone**

This 100-foot-wide area would be the initial interface between wildland areas and fuel-modification zones. It would consist of native vegetation individually thinned to reduce foliage or fuel loading. This zone does not necessarily require the

removal of plants but thinning those that exist. Proper thinning and spacing of remaining tree and tree form native shrubs will reduce fuel load without overly exposing the soil to threat of erosion. Native vegetation is thinned by reduced amounts as the zone moves away from development, depending on fuel type in this area. Typical tree and shrub maintenance is required every 3 to 5 years depending on growth and native grasses; this zone would be maintained as needed annually by the HOA.

**6.16-2:** The specific plan's implementation measures shall be modified as follows:

- A minimum of 6.6 acres of neighborhood parks shall be developed in conjunction for every 500 residential dwelling units.
- Prior to the issuance of building permit for the 3,250<sup>th</sup> residential unit, 43 acres of park or credits shall be available;
- Prior to the issuance of building permit for the 6,500<sup>th</sup> residential unit, 48 acres (91 cumulative) of park or credits shall be available;
- Prior to the issuance of building permit for the 10,000<sup>th</sup> residential unit, 47 acres (138 cumulative) of park or credits shall be available;
- Prior to the issuance of building permit for the 13,500<sup>th</sup> residential unit, 68 acres (206 cumulative) of park or credits shall be available

**6.16-3** The specific plans park development standards shall be modified to provide that one out of every four public parks be a sports field and that sports fields be at least 5 acres in size.

**6.16-4** The specific plan shall be modified such that development of the trail system within the proposed project shall not allow for the use of motorized vehicles on existing or planned trails/trailheads within or that connect to the Anza-Borrego Desert State Park or the Santa Rosa and San Jacinto Mountains National Monument.

**6.16-5** The specific plan shall be modified to restrict trails that are developed adjacent to the Anza-Borrego Desert State Park and the Santa Rosa and San Jacinto Mountains National Monument and shall terminate no closer than 500 feet from the project boundary and include signage discouraging off-trail access.

**6.16-6** The specific plan shall be modified to include a mandatory standard that the entities that own and maintain trails or trailheads that connect on-site trails to off-site trails provide signage, information kiosks, and information pamphlets that describe appropriate human/pet activities and prohibited human/pet activities that can and cannot occur on the trailheads leading to the ABDSP and Santa Rosa/San Jacinto Mountains National Monument. The signage, information kiosks, and information pamphlets shall include but not be limited to standards

consistent with the requirements outlined in the Anza-Borrego Desert State Park Final General Plan and EIR and the Coachella Valley MSHCP for trails and human/pet activities. Such signage, information kiosks, and information pamphlets shall be located at all trailheads on the boundaries of the proposed specific plan that connect with trails leading onto the off-site areas within the ABSDP and the Santa Rosa and San Jacinto Mountains National Monument.

**6.23-3:** The Travertine Point Specific Plan shall be modified to require the installation, prior to initial building construction, of rooftop solar power generation equipment on all new development when economically feasible and cost competitive. Should more efficient technology become available and economically feasible, that technology may be used in place of rooftop solar power generation equipment. The installation of solar equipment shall be considered feasible and cost competitive when the addition of rooftop solar increases the cost of construction by no more than 5 percent.

**6.24-12:** The Specific Plan shall be modified to include a comprehensive parking policy that disfavors private vehicle use and favors the use of alternative transportation. Comprehensive parking policy measures shall include but are not limited to the measures listed below:

- Seek approval from the appropriate County Department(s) to waive minimum parking requirements and reduce parking from the minimum standards by as much as 20 percent for projects within a quarter mile of a transit station;
- Use shared and/or centralized parking facilities consistent with a “park once” approach;
- Require that employers provide information on public transportation options to employees;
- Require that large employers (250 or more employees at a single work-site location) and encourage small employers (less than 250 employees at a single work-site location) to provide bicycle parking facilities, employee break rooms with refrigerators and microwaves, and automated teller machines (ATMs); and/or
- Require that large employers (250 or more employees at a single work-site location) provide a transportation demand management program, such as vanpools/carpools, ride-sharing/ride-matching, and/or “guaranteed ride home” services that allow employees who use public transit to get a free ride home if they need to stay at work late.

**LAND DEVELOPMENT COMMITTEE**  
**CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: August 25, 2008

**TO:**

Transportation Department, Kevin Tsang  
Dept. of Fire Palm Desert Office-Tony Fox  
Environmental Programs Dept.  
Regional Parks & Open Space-Marc Brewer  
Co. Geologist  
Archeology-Leslie Mouriquand

Coachella Valley WD-Mark Johnson  
Transportation Dept. Palm Desert-Majeed Farshad  
Coachella Valley Rec. & Parks-Mary Theory  
Riverside County Waste Management- Ryan Ross

**SPECIFIC PLAN NO. 375 AND ENVIRONMENTAL IMPACT REPORT NO. 514-** EA41608- Applicant: Black Emerald LLC - Engineer/Rep Innovative Land Concepts, Inc. - Fourth Supervisorial District - Eastern Coachella Valley Area Plan - Located east and West of Highway 86 South Northerly of the Imperial County line and South of 81st Avenue - 5,131 acres (3,936 in Riverside County) - W-2, A-1 & A-2 Zone - **REQUEST:** The Specific Plan proposes to arrange 5,131 acres into 4 planning districts for residential, business park, mixed use commercial, regional commercial, resort/tourism, and open space uses, and is currently proposing 12,300 residential units. The Environmental Impact Report will analyze the impacts of the project. - APNs: 737090002, 737110001, 737110004, 737110006, 737110009, 737120005-9, 737140002, 737140003, 737140009, 737140010, 737170003, 737170004, 737170006-8, 737170010-15, 737180001, 737180002, 737180004, 737180007, 737180009-14, 737190001-7, 737190009-13, 737200002, 737200003, 737200004, 737200006-10, 737200016-20, 737200023, 737200024, 737200026-32, 737210001, 737210007-13, 737220001-7, 737220009, 737220010, 737230006, 737230013-15, 737240002, 737240003, 737240004, 737250002, 737260003, 737260005, 737260007-17, 737270001, 737270003, 737270005-11, 737280001-8, 737290001, 737290004, 737290005, 737290006, 737290011, 737290012, 737290014-19, 755270015, 755270016, 755270021, 755270022, 755270023, 755270024, 755300016, 755300017, 755300022-26, 755310012, 755310013, 755310015, 755310028-32, 755310035, 755310037, 755310038, 755310040, 755310042-45 Concurrent Cases: GPA00910, CZ07623

Please review the attached exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **October 23, 2008 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite**, Project Planner, (951)955-8631, or e-mail at [mstraite@RCTLMA.org](mailto:mstraite@RCTLMA.org) / **MAILSTOP #: 1070**

COMMENTS:

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



Established in 1918 as a public agency

# Coachella Valley Water District

**Directors:**

Patricia A. Larson, President  
Peter Nelson, Vice President  
Tellis Codekas  
Franz W. De Klotz  
Russell Kitahara

**Officers:**

Steven B. Robbins, General Manager-Chief Engineer  
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

October 22, 2010

Matt Straite  
Riverside County Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501

**RECEIVED**  
OCT 28 2010

File: 0126.1

**ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT**

Dear Mr. Straite:

**Subject: Conditional Flood Control Scheme Concept Approval  
for the Proposed Travertine Development Report**

The Coachella Valley Water District (CVWD) and our consultant, Northwest Hydraulic Consultants, (NHC) have reviewed the third submittal of *Flood Hazard Mitigation Plan for the Proposed Travertine Development, Oasis Area, Riverside County, CA (Report)*, dated June 17, 2010, prepared by Exponent, Inc and subsequent analysis that generated the attached Supplemental Exhibit (Exhibit) related to the Flood Hazard Mitigation Plan (flood control scheme) which allows us to conditionally approve the concept of the proposed scheme as being in accordance with CVWD, County of Riverside Ordinance 458 as amended, FEMA and California Drainage Law regulations and standards.

Flood Control Scheme Concept

The scheme proposes four drainage channels to capture flood flows from the Santa Rosa Mountains, route them under State HWY 86 (HWY 86) and convey them through the development to the Salton Sea. Three of these channels, Channels 1, 2 and 3 discharge concentrated flow into the Salton Sea at rates of 840 cubic-feet-per-second (cfs), 34,039 cfs and 11,306 cfs, respectively. See enclosed Exhibit.

Conditions for conceptual approval

1. Flood risks from two drainage areas and potential flows from the Un-named Canyon South of Barton Canyon-Fan 6 and Barton Canyon-Fan 5 were not identified in the Report as a flood hazard that impact the development at the northwestern and north boundaries (Pierce Street and Avenue 80). The two drainage areas contribute approximately 1,200 – 2,000 cfs per square mile. The flows from the two drainage areas along with potential flows from Un-named Canyon-Fan 6 and Barton Canyon-Fan 5 will need to be determined and facilities constructed to collect, route and discharge the flows in a manner compatible with pre-project/existing conditions. These flood risks are identified on the Exhibit.
2. The proposed flood control scheme will need to adequately address potential upstream and downstream impacts, as summarized below:

- a. Channel 4 collects flow from a fan surface and discharges 3,490 cfs of concentrated flow into a culvert at HWY 86 where there are no downstream improvements. The discharge from Channel 4 must be released in a manner consistent with pre-project/existing conditions, which will require future analysis to define these conditions. Alternatively, the developer can store or discharge flows within the boundaries of the northern portion of the development or obtain flooding easements from northern adjacent property owners.
- b. The existing flood hazard analysis shows depths of 1 to 2 feet and velocities of 6 to 7 feet per second (fps) near the upstream (southwesterly) boundary of the development. The flood control concept plans show velocities that exceed 15 fps and depths of over 2 feet in the proposed channels. It is our view that the proposed depths and velocities will rapidly erode their proposed (natural bottom) flood channels and erosion may extend upstream of the development boundary. Future detailed analyses will be required to demonstrate that the channels remain stable, maintain their flood conveyance capacity and do not alter properties upstream of the development. Engineering solutions may include wider or concrete lined flood control channels.
- c. The flood control scheme proposes to excavate flood basins and sediment traps and construct diversion channels to route flows from Channel 1, 2 and 3 through existing culverts within HWY 86's right-of-way. It is not known if Caltrans will permit the developer to build these facilities and we are not yet convinced that routing the peak flows through the existing culverts is a practical solution to flood management. Future detailed analysis will be required and engineering solutions may require improved or new culverts/bridges under HWY 86.
- d. The developer will be required to obtain tentative approval from Caltrans for use and/or improvements within their right-of-way.
- e. The flood control scheme has three channels that discharge concentrated flows of 840 cfs, 34,039 cfs and 11,306 cfs into the Salton Sea. No analysis has been provided to demonstrate these discharges are reasonably similar to pre-project conditions. As well, potential impacts from sediment deposition and the Sea's receding shoreline on downstream properties have not been addressed. Future detailed analysis will be required that demonstrates the issues above have been addressed; such an analysis may result in changes to the conceptual designs of Channels 1, 2 and 3.
- f. The flood control scheme proposes flood basins and sediment traps to the east of HWY 86 as part of protecting the development. These basins will capture sediment transported from the Santa Rosa Mountains and also capture sediments eroded from the flood control channels. Future detailed analyses will be required to predict the volumes of sediment that might be transported and trapped to ensure that the flood control scheme will function under these predicted volumes and develop a practical sediment management program.

3. A future detailed document that discusses the management, operations, and maintenance of the flood control system will also be required.

The development proposes to use for flood control several CVWD irrigation drainage channels that discharge into the Salton Sea. Coachella Valley drainage channels have existing beneficial uses that include preservation of rare, threatened or endangered species. Please note that the Conditional Letter of Map Revision (CLOMR) process as of October 1, 2010, requires compliance with the Endangered Species Act (ESA) (copy enclosed). ESA compliance documentation is required prior to submitting the CLOMR to FEMA. Because of the recent change, CVWD may require that the developer obtain a CLOMR prior to approval of Tentative Map.

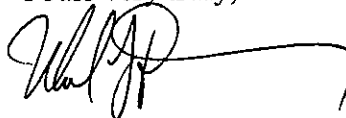
The Salton Sea is designated as Waters of the United States; the developer will be required to obtain permission and/or permits for the construction of the channels at the Salton Sea from the Army Corps of Engineers, the Environment Protection Agency (EPA) and the Regional Water Quality Control Board.

The developer is urged to begin consultation with U.S. Department of Interior's Fish and Wildlife Service, California Department of Fish and Game, Army Corps of Engineers and other environmental agencies regarding the flood control scheme to minimize any potential future impacts/changes to the flood control scheme.

CVWD requests the county require the developer to update the pertinent sections of Specific Plan 375 and the EIR documentation to include the above conditions as part of the flood control scheme concept approval. Also, CVWD requests to reserve the right to comment on the flood control scheme in the event modifications are made during the finalization of the Specific Plan & EIR documentation.

If you have any questions please contact Georgia Celehar Bauer, Principal Stormwater Engineer at extension 2288.

Yours very truly,



Mark L. Johnson  
Director of Engineering

Enclosures/2/as

cc: Paul Quill via e-mail  
Massoud Rezakhani via e-mail  
Joey Howard via e-mail  
Ken Rood via e-mail

GCB:ch\eng\sw\10\OCT\Travertine Flood Hazard Mitigation



**FEMA**

August 18, 2010

**MEMORANDUM FOR:** Regional Division Directors  
Regions I - X

A handwritten signature in black ink, appearing to read "D. Bellomo", with a horizontal line drawn through it.

**FROM:** Doug Bellomo, P.E.  
Director, Risk Analysis Division

**SUBJECT:** Procedure Memorandum 64 – Compliance with the Endangered Species Act (ESA) for Letters of Map Change

**EFFECTIVE DATE:** All Conditional Letter of Map Change submittals received as of October 1, 2010

**Background:** The purpose of the ESA is to conserve threatened and endangered species and the ecosystems upon which they depend. Congress passed the ESA in 1973 with recognition that the natural heritage of the United States was of “esthetic, ecological, educational, recreational, and scientific value to our Nation and its people.” Congress understood that, without protection, many of our nation’s living resources would become extinct. Species at risk of extinction are considered endangered, whereas species that are likely to become endangered in the foreseeable future are considered threatened. At present approximately 1,900 species are listed as threatened or endangered under the ESA. The U.S. Department of Interior’s Fish and Wildlife Service and the U.S. Department of Commerce’s National Marine Fisheries Service (collectively known as “the Services”) share responsibility for implementing the ESA.

Section 7 of the ESA requires each federal agency to insure that any action it authorizes, funds, or carries out is not likely to jeopardize the continued existence of any listed species or result in the destruction of adverse modification of designated critical habitat<sup>1</sup>.

Section 9 of the ESA prohibits anyone from “taking” or “harming” endangered wildlife and similar prohibitions are generally extended through regulations for threatened wildlife. If an action might harm<sup>2</sup> a threatened or endangered species, an incidental take authorization is required from the Services under Sections 7 or 10 of the ESA.

**Issue:** Conditional Letters of Map Change (LOMCs) are issued before a physical action occurs in the floodplain and are FEMA’s comments as to whether the proposed project would meet minimum National Flood Insurance Program (NFIP) requirements and how the proposed changes would impact the NFIP maps. Because Conditional Letters of Map Revision based-on Fill (CLOMR-Fs) and Conditional Letters

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<sup>1</sup> In accordance with Section 4 of the ESA, critical habitat includes specific areas essential to conservation of a species and those areas which may require special management considerations or protection.

<sup>2</sup> Harm can arise from “significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering” [50 CFR Part 17.3].

of Map Revision (CLOMRs) are submitted to FEMA prior to construction, there is an opportunity to identify if threatened and endangered species may be affected by the potential project. If potential adverse impacts could occur, then the Services may require changes to the proposed activity and/or mitigation.

For LOMC requests involving floodplain activities that have already occurred, private individuals and local and state jurisdictions are required to comply with the ESA independently of FEMA's process. These requests do not provide the same opportunity as Conditional LOMCs for FEMA to comment on the project because map changes are issued only after the physical action has been undertaken.

The following table provides a general summary of FEMA's ESA requirements.

Request	ESA-related Action	ESA Requirement Related to FEMA Process
<i>Conditional LOMC Requests</i>		
CLOMA	No physical modification to floodplain is proposed.	ESA compliance is required independently of FEMA's process. The community needs to ensure that permits are obtained per requirement under Section 60.3(a)(2) of FEMA's regulations.
CLOMR-F	Proposed placement of fill in the floodplain.	ESA compliance must be documented to FEMA prior to issuance of CLOMR-F. FEMA must receive confirmation of ESA compliance from the Services.
CLOMR	Proposed modifications of floodplains, floodways, or flood elevations based on physical and/or structural changes.	ESA compliance must be documented to FEMA prior to issuance of CLOMR. FEMA must receive confirmation of ESA compliance from the Services.
<i>LOMC Requests</i>		
LOMA	No physical modification to floodplain has occurred.	ESA compliance is required independently of FEMA's process. The community needs to ensure that permits are obtained per requirement under Section 60.3(a)(2) of FEMA's regulations.
LOMR-F	Placement of fill in floodplain has occurred.	ESA compliance is required independently of FEMA's process. The community needs to ensure that permits are obtained per requirement under Section 60.3(a)(2) of FEMA's regulations.
LOMR	Modifications of floodplains, floodways, or flood elevations have occurred based on physical and/or structural changes.	ESA compliance is required independently of FEMA's process. The community needs to ensure that permits are obtained per requirement under Section 60.3(a)(2) of FEMA's regulations.

**Action Taken:** For CLOMR-F and CLOMR applications, the submittal will be reviewed based on:

- Required data elements cited in the NFIP regulations
- Required data elements cited in the MT-1 and MT-2 Application/Certification Form instructions
- Demonstrated compliance with the ESA

The CLOMR-F or CLOMR request will be processed by FEMA only after FEMA receives documentation from the requestor that demonstrates compliance with the ESA. The requestor must demonstrate ESA compliance by submitting to FEMA either an Incidental Take Permit, Incidental Take Statement, "not likely to adversely affect" determination from the Services or an official letter from the Services concurring that the project has "No Effect" on listed species or critical habitat. If the project is likely to cause jeopardy to listed species or adverse modification of critical habitat, then FEMA shall deny the Conditional LOMC request. This Procedure Memorandum will not change the review process for Conditional Letters of Map Amendment (CLOMA), Letter of Map Amendment (LOMA), Letter of Map Revision based-on Fill (LOMR-F), or Letter of Map Revision (LOMR) applications. In addition, FEMA's Cooperating Technical Partners will be required to comply with this Procedure Memorandum.

**Attachment:**

Guidance for Compliance with the Endangered Species Act for Conditional Letters of Map Change

Cc: See Distribution List

**Distribution List** (electronic distribution only):

Office of Chief Counsel

Risk Analysis Division

Risk Reduction Division

Environmental and Historic Preservation Unit

Regional Mitigation Divisions

Regional Environmental Officers

Legislative Affairs Division

Production and Technical Services Contractors

Customer and Data Services Contractor

Cooperating Technical Partners

## **Guidance for Compliance with the Endangered Species Act for Conditional Letters of Map Change**

This document supplements the Federal Emergency Management Agency's (FEMA's) Procedure Memorandum No. 64. It highlights additional resources and frequently asked questions to help guide Conditional Letter of Map Revision (CLOMR) and Conditional Letter of Map Revision based on Fill (CLOMR-F) applicants in the Endangered Species Act (ESA) compliance process. The following sections identify helpful web resources, while the final section includes responses to frequently asked questions.

### **NATIONAL FLOOD INSURANCE PROGRAM AND LETTERS OF MAP CHANGE**

Additional information about the National Flood Insurance Program (NFIP) and Letters of Map Change (LOMC) is available from FEMA.

NFIP: <http://www.fema.gov/hazard/flood/info.shtm>

LOMCs: <http://www.fema.gov/hazard/map/lomc.shtm>

### **ESA OF 1973**

Additional information about the ESA and Endangered Species Programs is available from the National Marine Fisheries Service (NMFS) and the U.S. Fish and Wildlife Service (USFWS). These two agencies, collectively known as "the Services," share responsibility for implementing the ESA and assisting all individuals (public and private) in the ESA compliance process.

NMFS: <http://www.nmfs.noaa.gov/pr/laws/esa/>

USFWS: <http://www.fws.gov/endangered/whatwedo.html>

### **GETTING STARTED WITH ESA COMPLIANCE AND WHO TO CONTACT**

CLOMR and CLOMR-F applicants are responsible for demonstrating to FEMA that ESA compliance has been achieved prior to FEMA's review of a CLOMR or CLOMR-F application. The applicant may begin by contacting a local Service office, State wildlife agency office, or independent biologist to identify whether threatened or endangered species exist on the subject property and whether the project associated with the CLOMR or CLOMR-F request would adversely affect the species. These entities are also available to discuss questions pertaining to listed species and ESA compliance.

NMFS Regional Offices: <http://www.nmfs.noaa.gov/regional.htm>

USFWS Office Directory: <http://www.fws.gov/offices/>

### **DEMONSTRATING COMPLIANCE WITH THE ESA**

If species may be affected adversely by the project, the applicant (as a non-Federal entity) would be required to obtain compliance through the Section 10 process. This process includes applying for an Incidental Take Permit (ITP) and preparing a habitat conservation plan (HCP). Additional information about Section 10 requirements and the permit application process is available from NMFS and USFWS.

ITPs and NMFS: [http://www.nmfs.noaa.gov/pr/permits/faq\\_esapermits.htm](http://www.nmfs.noaa.gov/pr/permits/faq_esapermits.htm)

ITPs and USFWS: <http://www.fws.gov/endangered/hcp/hcpplan.html>

HCPs and NMFS: <http://www.nwr.noaa.gov/Salmon-Habitat/Habitat-Conservation-Plans/Index.cfm>

HCPs and USFWS: <http://www.fws.gov/endangered/hcp/index.html>

NMFS Permit applications: [http://www.nmfs.noaa.gov/pr/permits/esa\\_permits.htm](http://www.nmfs.noaa.gov/pr/permits/esa_permits.htm)

USFWS Permit application: <http://www.fws.gov/forms/3-200-56.pdf>

To demonstrate to FEMA that ESA compliance has been achieved, the requestor must provide an ITP, an Incidental Take Statement, a “not likely to adversely affect” determination from the Services, or an official letter from the Services concurring that the project has “No Effect” on proposed or listed species or designated critical habitat. If the project is likely to cause jeopardy of a species’ continued existence or adverse modification to designated critical habitat, then FEMA shall refuse to review the CLOMR or CLOMR-F request without prior project approval from the Services. If a Federal entity is involved in a proposal or project for which a CLOMR or CLOMR-F has been requested, then the applicant may coordinate with that agency to demonstrate to FEMA that Section 7 ESA compliance has been achieved through that other Federal agency.

## **Frequently Asked Questions**

### ***For which map change applications does FEMA require demonstrated ESA compliance?***

FEMA requires applicants to demonstrate compliance for CLOMRs and CLOMR-Fs only.

### ***Why is ESA compliance required before FEMA can review my CLOMR or CLOMR-F application?***

All individuals in this country (private and public) have a legal responsibility to comply with the ESA. FEMA recognizes that potential projects for which a CLOMR or CLOMR-F has been requested may affect threatened and endangered species. As a result, FEMA requires documentation to show that potential projects comply with the ESA before a CLOMR or CLOMR-F application can be reviewed.

### ***Why does FEMA not require demonstration of ESA compliance for other LOMC applications?***

Many LOMC requests involve floodplain activities that have occurred already. As a result, FEMA does not have the opportunity to comment on these projects in terms of ESA compliance prior to the physical changes taking place. Private individuals and local and state jurisdictions are required to comply with the ESA independently of FEMA’s process.

### ***What will FEMA require from CLOMR and CLOMR-F applicants to demonstrate ESA compliance?***

As part of the CLOMR or CLOMR-F application, the requestor must provide an ITP, an Incidental Take Statement, a “not likely to adversely affect” determination from the Services, or an official letter from the Services concurring that the project has “No Effect” on proposed or listed species or designated critical habitat.

### ***How much time will be required to achieve ESA Compliance?***

The timeframe needed to achieve ESA compliance will depend entirely on the complexity of the project, the extent to which species may be affected by the project, the quality of biological analyses conducted by the applicant, and the review process as determined by the Services. Therefore, we recommend that LOMC applicants coordinate with the Services as soon as possible within the project development process.

### ***Who is available to answer my questions about ESA compliance?***

NMFS and the USFWS both have staff available around the country to answer questions about threatened and endangered species and ESA compliance. Refer to the *NMFS Regional Offices* and *USFWS Office Directory* links on Page 1 of this guidance document to identify the nearest available Service office. FEMA does not have staff available to assist with this process.

### ***How do I determine if there are threatened or endangered species or critical habitat in my project area?***

The applicant may begin by contacting a local Service office, state wildlife agency office, or independent biologist to identify whether threatened or endangered species exist on the subject property and whether the project associated with the CLOMR or CLOMR-F would adversely affect the species.

***Do I need to hire a biologist for this process?***

While hiring a biologist may be unnecessary, doing so may help facilitate the process. Biologists familiar with subject species and the regulatory process can help adequately complete many of the studies required as part of the Section 10 process and fulfill other Section 10 requirements.

***How are the following ESA-related terms defined?***

“Take” means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct and may include habitat modification or degradation.

“Harm” can arise from significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering.

“Section 7” requires all Federal agencies, in consultation with USFWS or NMFS, to use their authorities to further the purpose of the ESA and to ensure that their actions are not likely to jeopardize the continued existence of listed species or result in destruction or adverse modification of critical habitat.

“Section 10” lays out the guidelines under which a permit may be issued to non-Federal parties to authorize prohibited activities, such as take of endangered or threatened species.

“ITP” or incidental take permit is a permit issued under section 10(a)(1)(B) of the ESA to a non-Federal party undertaking an otherwise lawful project that might result in the “take” of an endangered or threatened species. Application for an incidental take permit is subject to certain requirements, including preparation by the permit applicant of a HCP.

“HCP” or habitat conservation plan is a legally binding plan that outlines ways of maintaining, enhancing, and protecting a given habitat type needed to protect species. It usually includes measures to minimize impacts and may include provisions for permanently protecting land, restoring habitat, and relocating plants or animals to another area. An HCP is required before an incidental take permit may be issued to non-Federal parties.

Other ESA-related terms not described here may be defined on the following website:

<http://www.fws.gov/endangered/pdfs/glossary.pdf>

Glenn Miller, City Council Member  
City of Indio

June 7, 2011

To: Hon. Riverside County Board of Supervisors  
Hon. Riverside County Planning Commission  
County of Riverside Planning Department, TLMA  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502-1629

Re: Specific Plan 375  
General Plan Amendment 910

Dear Honorable Members of the Riverside County Board of Supervisors and Planning Commission:

As Mayor Pro Tem of the City of Indio and a concerned Coachella Valley resident, I am writing this letter in support of Specific Plan 375 and General Plan Amendment 910 for the proposed new town of Travertine Point.

County officials are aware that the eastern portion of the Coachella Valley is one of the most economically challenged regions in the State of California. The unemployment rate in this region currently averages 30%. The primarily agriculture based economy is shrinking and is becoming less labor intensive with the onset of new technology. Accordingly, there is a desperate need for new and varied job opportunities.

The proposed new town of Travertine Point will provide much needed hope and real solutions to improve the economic viability in the eastern region of the Coachella Valley. Travertine Point, with its commitment to 10% affordable housing, will provide new, sustainable housing to replace much of the non-permitted, unsafe and hazardous housing currently in the area. Moreover, Travertine Point will provide a unique diversification and sustainability to the region's presently sub-standard agricultural based job market. With a focus on education and renewable energy businesses coming to the region, Travertine Point will offer a positive environment where training in these new high-tech businesses can occur and a new community can development and prosper.

Residents in the eastern portion of the Coachella Valley deserves a better quality of life. Travertine Point will help provide better jobs, improved housing, and educational opportunities to make that dream a reality. I respectfully ask that you approve this project as it will bring much needed change and economic growth to our community.

Sincerely,



Glenn A. Miller, Mayor Pro Tem

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                    SP - Hold Harmless

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the SPECIFIC PLAN including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 2                    SP - Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No.375 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 375

CHANGE OF ZONE = Change of Zone No. 7623.

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10. GENERAL CONDITIONS

10. EVERY. 2                      SP - Definitions (cont.)                      RECOMMND

GPA = Comprehensive General Plan Amendment No. 910.

EIR = Environmental Impact Report No. 514.

DISTRICT or DISTRICTS = A SPECIFIC PLAN'S Planning Cluster of Planning Areas as specified in the SPECIFIC PLAN, a large planning area. The intent of the DISTRICT is to break down a very large Specific Plan into manageable sections or pieces. Each DISTRICT should be about the size of a traditional Specific Plan.

DISTRICT REFINEMENT PLAN or DRP = a substantial conformance to the SPECIFIC PLAN intended to become a Design Guideline Document, submitted separately for each DISTRICT within the SPECIFIC PLAN. The DISTRICT REFINEMENT PLAN may address features that are specific to an individual DISTRICT and may not affect the entire SPECIFIC PLAN.

TOTAL DWELLING UNIT TRACKING MATRIX = A chart for purposes of tracking the total build out of the SPECIFIC PLAN maintained by TLMA Counter Services Divison. The matrix shall differentiate between individual building permits and the total number of dwelling units that are represented by the building permits that have been issued for the entire Specific Plan.

BUILDING PERMITS = the number of dwelling units constructed within an implementing project. Any condition of approval that uses the term "building permit" to trigger an event or to cause another action to take place shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

CLIMATE ACTION PLAN or CAP = a section of the SPECIFIC PLAN that outlines standards, suggestions, and guidance intended to reduce Greenhouse Gases.

10. EVERY. 3                      SP - SP Document                      RECOMMND

Specific Plan No. 375 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program

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10. GENERAL CONDITIONS

10. EVERY. 3                      SP - SP Document (cont.)                      RECOMMND

2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each DISTRICT in both graphical and narrative formats.

b. Final Environmental Impact Report No. 514 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental points raised in the review and consultation process.
6. Technical Appendices on CD.

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4                      SP - Ordinance Requirements                      RECOMMND

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 5                      SP - Limits of SP DOCUMENT                      RECOMMND

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding to above, the design guidelines and development standards of the SPECIFIC PLAN shall apply in place of more general County guidelines and standards.

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1                    SP-GSP-1 ORD. NOT SUPERSEDED                    RECOMMND

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 2                    SP-GSP-2 GEO/SOIL TO BE OBEYED                    RECOMMND

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 3                    SP-ALL CLEARNC'S REQ'D B-4 PMT                    RECOMMND

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 4                    SP-NO GRADING & SUBDIVIDING                    RECOMMND

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

FIRE DEPARTMENT

10.FIRE. 1                        SP-#47 SECONDARY ACCESS                        RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

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10. GENERAL CONDITIONS

10.FIRE. 2                      SP-#86-WATER MAINS                      RECOMMND

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 3                      SP-#101-DISCL/FLAG LOT                      RECOMMND

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
- ) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10.FIRE. 4                      SP-#71-ADVERSE IMPACTS                      RECOMMND

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 5                      SP-#100-FIRE STATION                      RECOMMND

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial

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10. GENERAL CONDITIONS

10.FIRE. 5 SP-#100-FIRE STATION (cont.)

RECOMMND

occupancy. Given the project's proposed development plan, up to 6 fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional intergrated fire protection response system.

PLANNING DEPARTMENT

10.PLANNING. 17 SP - PDP01341

RECOMMND

County Paleontological Report (PDP) No. 1341, submitted for this case (SP00375), was prepared by Paleo Environmental Associates, Inc. and is entitled: "Paleontological Resources Inventory and Impact Assessment Technical Report prepared in support of Travertine Point Specific Plan, Vicinity of Salton Sea, Riverside County, California", dated December 2008.

PDP01341 concluded:

- 1.The project plan area is underlain by paleontologically highly sensitive strata.
- 2.Earthmoving activities associated with development of the plan area would have a high potential for encountering fossil remains.
- 3.Paleontological resources might be adversely affected by the earth-moving activities associated with the development of the Travertine Point Specific Plan.
- 4.Paleontological resources impact mitigation is warranted.

PDP01341 recommended:

- 1.Paleontological construction monitoring and fossil/sample recovery.
- 2.Paleontological Resource Impact Mitigation Program design criteria are discussed in this report.
- 3.The level and type of mitigation effort in a particular part of the plan area reflects the paleontologic or

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10. GENERAL CONDITIONS

10.PLANNING. 17 SP - PDP01341 (cont.)

RECOMMND

scientific importance and the corresponding impact sensitivity.

PDP01341 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01341 is hereby accepted for SP00375. A project specific Paleontological Resource Impact Mitigation Program (PRIMP) shall be prepared and submitted to the County Geologist for review and approval prior to issuance of any grading permit for each implementing project under this Specific Plan.

10.PLANNING. 18 SP - GEO02091

RECOMMND

County Geologic Report (GEO) No. 2091, submitted for this project (SP00375) was prepared by Sladden Engineering and is entitled: "Geotechnical Investigation, Proposed Master Planned Community, Rivera-Travertine Properties, South of 81st Avenue Along Highway 86, Oasis Area of Riverside County, California, Project No. 544-06699", dated November 30, 2006. In addition, Sladden prepared the following documents:

"Response to County of Riverside Review comments dated October 30, 2008: County Geologic Report No. 2091", dated May 24, 2009.

"Response to County of Riverside Review comments dated November 12, 2009: County Geologic Report No. 2091; Review Comments #2", dated December 16, 2009

These documents are herein incorporated as a part of GEO02091.

GEO02091 concluded:

1.The subject site is located in an area of seismic activity and will likely experience intense seismic shaking during the design life of the proposed project.

2.No known faults have been mapped trending through the site.

3.Risks associated with surface fault rupture should be considered low.

4.The low calculated factors of safety for some of the

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10. GENERAL CONDITIONS

10.PLANNING. 18 SP - GEO02091 (cont.)

RECOMMND

granular layers and non-plastic silt deposits suggest that the layers may exhibit liquefaction behavior for the design level earthquake ground shaking considered.

5.The maximum total liquefaction-induced ground settlement at the site could be up to 3 inches during the postulated earthquake. The differential settlement resulting from liquefaction should be less than 1.5 inches.

6.The subject parcels are located on relatively level ground and are not situated immediately adjacent to any mountains or hillsides. As such, the subject parcels are not susceptible to any forms of slope instability.

7.Seiches should be considered a potential hazard to the site.

8.Risks associated with flooding and erosion may need to be considered.

GEO02091 recommended:

1.Remedial grading for building areas to result in the construction of a uniform compacted soil mat beneath all structures.

2.Post-tensioned slabs are recommended to mitigate surficial ground movement related to liquefaction.

3.Mitigation of seiche potential through the use of earthen levees, dykes, or similar water retaining structures.

GEO02091 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2091 is hereby accepted for Planning purposes for this Specific Plan. This approval is not intended, and should not be misconstrued as approval for any future entitlement project or grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

A geologic investigation report will be required for all implementing projects (Tract Map, Plot Plan, etc.) as described elsewhere in this conditions set.

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10. GENERAL CONDITIONS

10.PLANNING. 19                    SP - MANTN AREAS, PHASES&DIST                    RECOMMND

All planning area's, phase numbers, and DISTRICT numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete SPECIFIC PLAN document.

10.PLANNING. 20                    SP - NO P.A. DENSITY TRANSPER                    RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

In this SPECIFIC PLAN, each Planning Area (PA) has a "Target" unit count. Each PA also has a Land Use Designation Range. The Target unit count is an estimate used to create a total dwelling unit number for the entire SPECIFIC PLAN. However, the target for each PA does not limit the number of dwelling units in a PA. A PA is permitted to build over or under the Target density so long as the PA total unit count does not exceed the top or bottom of its Land Use Designation range. In no case shall the SPECIFIC PLAN maximum total permitted residential dwelling units (16,655) be exceeded.

10.PLANNING. 22                    SP - LC LANDSCAPING PLANS                    RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859 shall prevail.

10.PLANNING. 23                    SP - MITIG MEASURE 6.2-2                    RECOMMND

Mitigation Measure 6.2-2 from EIR514 requires:

Prior to building final inspection, applicant shall provide for the purchasers of residential, commercial, and industrial units in planning areas that would be located adjacent to active agricultural land (either active agricultural land within the project site or adjacent to the project site's boundaries) to be notified pursuant to either the Right To Farm notice for Riverside County (Ordinance No.460) and/or Imperial County (Right-to-Farm

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10. GENERAL CONDITIONS

10.PLANNING. 23 SP - MITIG MEASURE 6.2-2 (cont.) RECOMMND

Ordinance) as appropriate.

10.PLANNING. 24 SP - MITIG MEASURE 6.3-17 RECOMMND

Mitigation Measure 6.3-17 from EIR514 requires:

Prior to issuance of the wastewater treatment facility building final permits for each tract map, the wastewater treatment facility shall enclose odor-generating processes and utilize other odor-abatement technologies as required under state and local regulations.

10.PLANNING. 25 SP - MITIG MEASURE 6.3-18 RECOMMND

Mitigation Measure 6.3-18 from EIR514 requires:

Prior to issuance of the wastewater treatment facility building final permits for each tract map, the wastewater treatment facility shall develop a protocol for handling odor complaints.

10.PLANNING. 26 SP - MITIG MEASURE 6.5-7 RECOMMND

Mitigation Measure 6.5-7 from EIR514 requires:

If human remains are encountered during a public or private construction (earthmoving) activity, State Health and Safety Code 7050.5 states that no further disturbance shall occur until the Riverside or Imperial County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The Riverside County Coroner must be notified within 24 hours.

If the coroner determines that the burial is not historic, but prehistoric, the Native American Heritage Commission (NAHC) must be contacted to determine the most likely descendent (MLD) for this area. The MLD may become involved with the disposition of the burial following scientific analysis.

Upon clearance by the coroner and the NAHC for Native American remains, construction (earthmoving) activities may resume.

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10. GENERAL CONDITIONS

10.PLANNING. 27

SP - MITIG MEASURE 6.5-5

RECOMMND

Mitigation Measure 6.5-5 from EIR514 requires:

If avoidance and/or preservation in place of cultural resources is not possible, the following mitigation measures shall be initiated for each impacted site:

(1) A participant-observer from the appropriate Indian Band or Tribe shall be used during archaeological testing or excavation in the project site.

(2) Prior to grading final, the project applicant shall develop a test level research design detailing how the cultural resource investigation shall be executed and providing specific research questions that shall be addressed through the excavation program. In particular, the testing program shall characterize the site constituents, horizontal and vertical extent, and, if possible, period of use. The testing program shall also address the California Register and National Register eligibility of the cultural resource and make recommendations as to the suitability of the resource for listing on either register. The research design shall be submitted to the County of Riverside Regional Park and Open-Space District or the County of Imperial Planning Department, as appropriate, for review and comment. For sites determined through the testing program to be ineligible for listing on either the California or National Register, execution of the testing program will suffice as mitigation of project impacts to this resource.

(3) Prior to the issuance of a grading permit issuance for each implementing project, and after approval of the research design, the project applicant shall complete the excavation program as specified in the research design. The results of this excavation program shall be presented in a technical report that follows the County of Riverside outline for Archaeological Testing. The Test Level Report shall be submitted to the County of Riverside Regional Park and Open-Space District or the County of Imperial Planning Department, for review and comment. If cultural resources that would be affected by the project are found ineligible for listing on the California or National Register, test level investigations will have depleted the scientific value of the sites and the project can proceed.

(4) If the resource is identified as being potentially

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10. GENERAL CONDITIONS

10.PLANNING. 27                    SP - MITIG MEASURE 6.5-5 (cont.)                    RECOMMND

eligible for either the California or National Register, and project designs cannot be altered to avoid impacting the site, a Treatment Program to mitigate project effects shall be initiated. A Treatment Plan detailing the objectives of the Treatment Program shall be developed. The Treatment Plan shall contain specific, testable hypotheses relative to the sites under study and shall attempt to address the potential of the sites to address these research questions. The Treatment Plan shall be submitted to the County of Riverside Regional Park and Open-Space District or Imperial Planning Department, as appropriate, for review and comment.

(5) After approval of the Treatment Plan, the Treatment Program for affected, eligible sites shall be initiated. A Treatment Program typically involves excavation of a statistically representative sample of the site to preserve those resource values that qualify the site as being eligible for the California or National Register. At the conclusion of the excavation or research program, a Treatment Report, following the outline of the County of Riverside for Archaeological Mitigation or Data Recovery, shall be developed. This data recovery report shall be submitted to the County of Riverside Regional Park and Open-Space District or Imperial Planning Department, as appropriate, for review and comment.

10.PLANNING. 28                    SP - MITIG MEASURE 6.5-4                    RECOMMND

Mitigation Measure 6.5-4 from EIR514 requires:

Consultation and in conjunction with the Torres-Martinez Desert Cahuilla Indians is recommended to ascertain if Phase II Testing and Evaluation is warranted for CA-IMP-33 to assess the site's content, depth, and integrity for cultural deposits, as well as data removal. It is also recommended that the modern graffiti be carefully removed from Travertine Rock in its entirety, with special care not to damage the prehistoric rock art. It is also recommended that aesthetically pleasing and protective fencing be placed around Travertine Rock. And finally, Travertine Rock should be formally nominated as a Traditional Cultural Property (TCP).

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## 10. GENERAL CONDITIONS

10.PLANNING. 29

SP - MITIG MEASURE 6.5-2

RECOMMND

Mitigation Measure 6.5-2 from EIR514 requires:

The following standard policies and policy implementation measures shall be implemented prior to implementing project approval:

### Cultural Resources Policy 1

Prior to grading final for each implementing project, a comprehensive survey program for unsurveyed areas within the project area shall be completed to identify, document, and protect, if feasible, prehistoric and historical archaeological sites, and sites containing Native American human remains.

Implementation Measure 1.1 The proposed project would be covered under the State CEQA Guidelines (California 2005) or Section 106 of the NHPA, and shall be surveyed by a professional who meets the Secretary of the Interior's Standards and Guidelines regarding archaeological activities and methods prior to the County's approval of proposed project plans and prior to grading final (48 CFR 44716-44742).

Implementation Measure 1.2 All archaeological site location data collected during the cultural resources surveys must be considered to be of a sensitive nature and must remain confidential. Caution must be exercised when disseminating this information; in particular, maps and site location data should be made available only to managers, County officials, and other professionals who have a legitimate need to know.

Implementation Measure 1.3 For potentially significant prehistoric archaeological resources or sites containing Native American human remains identified during the project's archaeological surveys, the project proponent, Federated Insurance Company or their designee, shall continue consultation with the NAHC in Sacramento and interested Native American individuals and organizations.

### Cultural Resources Policy 2

Avoid impacts to potentially significant prehistoric and historical archaeological resources and sites containing Native American human remains, where feasible.

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10. GENERAL CONDITIONS

10.PLANNING. 29

SP - MITIG MEASURE 6.5-2 (cont.)

RECOMMND

Implementation Measure 2.1 If cultural resources avoidance is feasible, potentially significant archaeological resources and sites containing Native American human remains shall be placed within permanent project-specific conservation easements or dedicated open space areas prior to grading final.

Implementation Measure 2.2 Where avoidance of archaeological resources and sites containing Native American human remains is not a feasible management option, capping these resources with sterile sediments and avoidance planting (e.g., planting of cactus, mesquite, or other native plants) shall be considered the next most favorable management option. In doing so, capping the resource(s) will ensure that indirect impacts from increased public availability to these sites are avoided. Plans for capping identified cultural resources shall be submitted to and approved by the County prior to map recordation.

Cultural Resources Policy 3

Reduce adverse impacts to significant archaeological resources that cannot be protected in place through data recovery excavations.

Implementation Measure 3.1 If avoidance and/or preservation in place of known prehistoric and historical archaeological resources is not a feasible management option, the project proponent shall ensure that potentially significant archaeological resource(s) and site(s) shall be investigated pursuant to the standards, guidelines, and principles of the Advisory Council's Treatment of Archaeological Properties: A Handbook (ACHP 1980).

Prior to grading final for each implementing project, the project applicant shall retain a qualified archaeologist who meets the Secretary of Interior's Standards and Guidelines, and shall use the project's Research Design detailed in the Phase I Cultural Resources Survey Report for the Travertine Point Specific Plan (Applied EarthWorks 2008) to guide the implementation of a Phase II Testing and Evaluation Program. In general terms, the Phase II Testing and Evaluation Program shall be designed to further define site boundaries and to assess the structure, content,

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10. GENERAL CONDITIONS

10.PLANNING. 29                    SP - MITIG MEASURE 6.5-2 (cont.) (cont.)                    RECOMMND

nature, and depth of subsurface cultural deposits and features. Emphasis shall also be placed on assessing site integrity and the site's potential to address regional archaeological research questions. These data shall then be used to address the NRHP/CRHR eligibility requirements for the archaeological resource and make recommendations as to the suitability of the resource for listing on either the NRHP/CRHR.

Prior to grading final for each implementing project and after approval of the project's various cultural resources survey reports by the County, the project applicant shall retain a qualified archaeologist to complete the Phase II Testing and Evaluation Program as specified in the project's Phase II Testing and Evaluation Proposal and Research Design and prior to the issuance of a project grading permit. The results of this Phase II Testing Program shall be presented in a technical report that follows the State of California Office of Historic Preservation Archaeological Resource Management Report Recommended Contents and Format Guidelines (California 1990). The Phase II Report shall be submitted to the County's Planning Department for review and comment and the Torres-Martinez Desert Cahuilla Indians prior to the issuance of a project grading permit. If the resource is determined to be ineligible for listing on the NRHP or CRHR upon completion of the Phase II Testing Program, no further cultural resources management of this resource would be required.

Implementation Measure 3.2 A participant-observer(s) from the Torres-Martinez Desert Cahuilla Indians shall be present during Phase II archaeological excavations involving all sites of Native American concern.

Implementation Measure 3.2 A participant-observer(s) from the Torres-Martinez Desert Cahuilla Indians shall be present during Phase II archaeological excavations involving all sites of Native American concern.

Implementation Measure 3.3?If the cultural resource is identified as being potentially eligible for listing on either the NRHP or CRHR, and project designs cannot be altered to avoid impacting the site, a Phase III Data Recovery Program to mitigate project effects shall be initiated. A Data Recovery Treatment Plan detailing the objectives of the Phase III Program shall be developed and

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10. GENERAL CONDITIONS

10.PLANNING. 29 SP - MITIG MEASURE 6.5-2 (cont.) (cont.) (conRECOMMND

shall contain specific testable hypotheses pertinent to the project's Research Design and relative to the site(s) under study. The Phase III Data Recovery Treatment Plan shall be submitted to the County's Planning Department, the Torres-Martinez Desert Cahuilla Indians, if applicable, and the SHPO for review and comment prior to implementation of the Data Recovery Program.

After approval of the Treatment Plan, the Phase III Data Recovery Program for affected, eligible site(s) shall be completed. Typically, a Phase III Data Recovery Program involves the excavation of a statistically representative sample of the site(s) to preserve those resource values that qualify the site(s) as being eligible for listing on the NRHP/CRHR. Again, participant-observer(s) from the Torres-Martinez Desert Cahuilla Indians shall be present during archaeological data-recovery excavations involving sites of Native American concern. At the conclusion of the Phase III Program, a Phase III Data Recovery Report shall be prepared, following the State of California Office of Historic Preservation Archaeological Resource Management Report Recommended Contents and Format Guidelines (California 1990).

The Phase III Data Recovery Report shall be submitted to the County's Planning Department, the Torres-Martinez Desert Cahuilla Indians, if applicable, and the SHPO for review and comment prior to the issuance of a project grading permit.

Implementation Measure 3.4 All archaeological materials recovered during implementation of the project's Phase II Testing or Phase III Data Recovery programs shall be processed, including cleaning and cataloging, detailed description, and analysis, as appropriate. Following completion of laboratory and analytical procedures, all project-related collections shall be suitably packaged and transferred to a curation facility that meets the standards of 36 CFR 79 for long-term storage. Materials to be curated include archaeological specimens and samples, field notes, feature and burial records, maps, plans, profile drawings, photo logs, photographic negatives, consultants' reports of special studies, and copies of the final technical reports.

It should be noted that provisions of the Native American Graves Protection Repatriation Act (NAGPRA) pertaining to

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10. GENERAL CONDITIONS

10. PLANNING. 29 SP - MITIG MEASURE 6.5-2 (cont.) (cont.) (conRECOMMND

Native American burials, sacred objects, and objects of cultural patrimony would come into effect when archaeological materials are recovered from lands owned by the Torres-Martinez Desert Cahuilla Indians and managed by the BIA. NAGPRA would also come into effect when ownership of the collections from anywhere within the Travertine Specific Plan study area is transferred to a curation repository that receives federal funding.

Cultural Resources Policy 4

Ensure proper identification and treatment of cultural resources discovered during project development and construction.

Implementation Measure 4.1 Registered professional archaeologists and culturally affiliated Native Americans, with knowledge in cultural resources, shall monitor all project-related ground-disturbing activities that extend into natural sediments in areas determined to have high archaeological sensitivity for prehistoric resources.

Prior to grading final for each implementing project, the project applicant shall include in its mitigation plan provisions for the identification and evaluation of archaeological resources inadvertently discovered during construction. If buried archaeological resources are uncovered during construction, all work shall be halted in the vicinity of the archaeological discovery until a registered professional archaeologist can visit the site of discovery and evaluate the significance of the archaeological resource.

Implementation Measure 4.2 If the archaeological resource is determined to be a potentially significant cultural resource, the project proponent's mitigation plan shall include provisions for the preparation and implementation of a Phase III Data Recovery Program, as well as disposition of recovered artifacts, in accordance with Cultural Resources Policy 3 Implementation Measure 4, above. The mitigation plan shall be reviewed and approved by the County prior to grading final.

Implementation Measure 4.3 In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery on privately owned or State-owned land,

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10. GENERAL CONDITIONS

10.PLANNING. 29 SP - MITIG MEASURE 6.5-2 (cont.) (cont.) (conRECOMMND

the steps and procedures specified in Health and Safety Code Section 7050.5, State CEQA Guidelines 15064.5(d), and Public Resources Code Section 5097.98 shall be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner shall be notified within 24 hours of the discovery of potentially human remains. The Coroner shall then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the NAHC by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC shall then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification.

The MLD shall then have the opportunity to recommend to the project proponent means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

It should be noted in the event that Native American human remains are inadvertently discovered during the County-permitted, project-related construction activities, there would be unavoidable significant adverse impacts to these resources. Implementation of the Cultural Resources Policies 1, 2, and 3 and their corresponding implementation measures would, however, reduce impacts to other types of archaeological resources to a level that is less than significant.

Implementation Measure 4.4 The treatment and management of potential TCPs identified with the Travertine Point Specific Plan study area shall be conducted through extensive consultation with concerned Native American groups and organizations. These consultation efforts shall be conducted utilizing the County of Riverside's SB 18

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10. GENERAL CONDITIONS

10.PLANNING. 29 SP - MITIG MEASURE 6.5-2 (cont.) (cont.) (conRECOMMND

consultation process.

Cultural Resources Policy 5

Ensure that the project proponent shall bear all costs associated with cultural resources management within the County's jurisdiction.

Implementation Measure 5.1 The project proponent shall bear all expenses related to the identification, evaluation, and treatment of cultural resources directly or indirectly affected by project-related construction activity. Such expenses may include pre-field planning, field work, post-field analysis, research, interim and summary report preparation, and final report production (including draft and final versions), and costs associated with the curation of project documentation and the associated artifact collections.

Implementation Measure 5.2 Prior to grading final, on behalf of the County and the project applicant, the final technical reports detailing the results of the Phase II Testing or Phase III Data Recovery programs shall be submitted to the appropriate Archaeological Information Centers of the California Historical Resources Inventory System for their information and where they would be available to other researchers. Final Phase III Data Recovery Reports shall also be submitted to local libraries, schools, and historical societies to enable the general public to learn about their local cultural heritage.

10.PLANNING. 30 SP - MITIG MEASURE 6.22-2

RECOMMND

Mitigation Measure 6.22-2 from EIR514 requires:

The project proponent shall make every effort feasible to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by development of the project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program Form B or and Form C process as evidence to ensure compliance. Form B (Recycling Plan) must be submitted and

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10. GENERAL CONDITIONS

10.PLANNING. 30                    SP - MITIG MEASURE 6.22-2 (cont.)                    RECOMMND

approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of building permits. Form C (Reporting Form) must be approved by the Riverside County Waste Management Department and submitted to the Department of Building and Safety prior to the issuance of certificate of occupancy/final inspection.

10.PLANNING. 31                    SP - MITIG MEASURE 6.22-3                    RECOMMND

Mitigation Measure 6.22-3 from EIR514 requires:

Applicant(s) shall dispose of any hazardous wastes, including paint, used during construction and grading at a licensed facility in accordance with local, state, and federal guidelines.

10.PLANNING. 32                    SP - MITIG MEASURE 6.22-4                    RECOMMND

Mitigation Measure 6.22-4 from EIR514 requires:

All commercial and residential refuse generated from the proposed project within Riverside County portion of the proposed project shall be delivered to the Coachella Valley Transfer Station or the Edom Hill Transfer Station; any residual waste that these transfer stations could not accept shall be disposed of at the Lamb Canyon Landfill or Badlands Landfill or other locations as determined by the Riverside County Waste Management Department. All commercial and residential refuse generated from the proposed project within the Imperial County portion of the proposed project shall be delivered to Salton City Landfill or other locations as determined by the Imperial County Waste Management Department.

10.PLANNING. 33                    SP - MITIG MEASURE 6.22-5                    RECOMMND

Mitigation Measure 6.22-5 from EIR514 requires:

The Homeowners Association established for the proposed development shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching-type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to

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10. GENERAL CONDITIONS

10.PLANNING. 33                    SP - MITIG MEASURE 6.22-5 (cont.)                    RECOMMND

landfills. If such services are not available through the yard maintenance or waste haulers in the area, the HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively. Homeowners shall be notified of such in the CC&Rs.

10.PLANNING. 34                    SP - MITIG MEASURE 6.7-1                    RECOMMND

Mitigation Measure 6.7-1 from EIR514 requires:

Proposed school sites shall undergo subsequent environmental review prior to construction as required by the Coachella Valley Unified School District (CVUSD). Final locations shall be subject to the review and approval of the CVUSD subject to the requirements of the California Department of Education (CDE) and the Department of Toxic Substances Control (DTSC).

10.PLANNING. 35                    SP - MITIG MEASURE 6.7-4                    RECOMMND

Mitigation Measure 6.7-4 from EIR514 requires:

Prior to building final inspection for each development phase, the homeowner's associations (HOAs) shall coordinate with the CVMVCD to provide public pamphlets that provide information to minimize mosquito breeding grounds and the HOAs shall work with the CVMVCD to control the mosquito population.

10.PLANNING. 36                    SP - MITIG MEASURE 6.7-5                    RECOMMND

Mitigation Measure 6.7-5 from EIR514 requires:

Work crews shall use respirators during project clearing, grading, and excavation operations, in accordance with California Division of Occupational Safety and Health regulations. The cabs of grading and construction equipment shall be air conditioned.

10.PLANNING. 37                    SP - MITIG MEASURE 6.7-6                    RECOMMND

Mitigation Measure 6.7-6 from EIR514 requires:

Construction roads shall be paved, when possible, to reduce fugitive dust and potential exposure to the fungus; or the access road into the project site shall be paved or treated

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10. GENERAL CONDITIONS

10.PLANNING. 37                    SP - MITIG MEASURE 6.7-6 (cont.)                    RECOMMND

with environmentally safe dust control agents, and where unpaved shall be wetted two times per day to minimize dust.

10.PLANNING. 38                    SP - MITIG MEASURE 6.7-7                    RECOMMND

Mitigation Measure 6.7-7 from EIR514 requires:

Prior to building final inspection for each planning area, the HOA, in coordination with government authorities (i.e., California Fish and Game), shall prepare public outreach programs and information pamphlets regarding the potential danger of digesting fish and waterfowl tissue that would be contaminated with selenium.

10.PLANNING. 39                    SP - MITIG MEASURE 6.8-4                    RECOMMND

Mitigation Measure 6.8-4 from EIR514 requires:

Periodic inspection of the conditions of the channels will need to be performed year round and after significant precipitation events will be required to be performed by each homeowner-owner association (HOA). Annual inspection reports shall be prepared by each HOA, and submitted to and filed with the Coachella Valley Water District by June 30th of each calendar year.

10.PLANNING. 40                    SP - MITIG MEASURE 6.8-7                    RECOMMND

Mitigation Measure 6.8-7 from EIR514 requires:

The location, nature, and importance of the subdrainage system shall be disclosed to the ultimate owners of the property, so that the property owners can avoid damage to the drains' or negatively affect the drains' performance. In addition to disclosure to potential homeowners, tile drains that cross onto private lots shall be protected by one or more of the following mechanisms: the creation of easements, CC&R protocols, identification through flagging or risers, or other suitable mechanisms.

10.PLANNING. 41                    SP - MITIG MEASURE 6.8-9                    RECOMMND

Mitigation Measure 6.8-9 from EIR514 requires:

Prior to implementing project approval for each phase or district, as appropriate, the applicant shall submit for

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10. GENERAL CONDITIONS

10.PLANNING. 41            SP - MITIG MEASURE 6.8-9 (cont.)            RECOMMND

review and approval a hydrology report to further define flow conditions related to Channel 4 at SR-86S and for all channels east of SR 86S, and provide for the design of such facilities such that discharge is released in a manner consistent with pre-project/existing conditions, or alternatively, provide for storage or discharge flows within the boundaries of the northern portion of the proposed project or off-site with approval and easements from adjacent property owners.

10.PLANNING. 42            SP - MITIG MEASURE 6.8-11            RECOMMND

Mitigation Measure 6.8-11 from EIR514 requires:

Prior to implementing project approval for each phase or district, as appropriate, the applicant shall submit for review and approval a hydrology report to address potential sediment depositions in the Salton Sea and downstream properties. The report shall provide for design considerations to be implemented in proposed Channels 1, 2 and 3, as appropriate.

10.PLANNING. 43            SP - MITIG MEASURE 6.8-12            RECOMMND

Mitigation Measure 6.8-12 from EIR514 requires:

Prior to implementing project approval for each phase or district, as appropriate, the applicant shall submit for review and approval a plan for the management, operation and maintenance of the flood control system.

10.PLANNING. 44            SP - MITIG MEASURE 6.11-1            RECOMMND

Mitigation Measure 6.11-1 from EIR514 requires:

Where feasible and consistent with the Riverside County standards, any paving or repaving of off-site roadways that must be conducted in conjunction with implementation of the specific plan should utilize asphalt-rubber paving material consisting of 20 percent recycled rubber or more and 80 percent paving-grade asphalt. Studies have demonstrated that such paving material will reduce traffic noise by as much as 3 to 5 dB(A).

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10. GENERAL CONDITIONS

10.PLANNING. 45

SP - MITIG MEASURE 6.11-2

RECOMMND

Mitigation Measure 6.11-2 from EIR514 requires:

With permission from the Riverside County Transportation Departments, speed limits on arterials experiencing significant noise impacts off-site should be reduced from existing speed limits. Each 5 mile per hour reduction in the speed limit can decrease the CNEL level by about 1 dB(A).

10.PLANNING. 46

SP - MITIG MEASURE 6.11-8

RECOMMND

Mitigation Measure 6.11-8 from EIR514 requires:

The project applicant shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:

-Two weeks prior to the commencement of construction, notification must be provided to surrounding land uses within 1,000 feet of a project site disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period.

-Ensure that construction equipment is properly muffled according to industry standards and in good working condition.

-Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.

-Schedule high noise-producing activities between the hours of 8:00 AM and 5:00 PM to minimize disruption to sensitive uses.

-Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.

-Use electric air compressors and similar power tools rather than diesel equipment, where feasible.

-Construction-related equipment, including heavy-duty

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10. GENERAL CONDITIONS

10.PLANNING. 46                    SP - MITIG MEASURE 6.11-8 (cont.)                    RECOMMND

equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes.

-Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the Riverside County or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by Riverside County prior to grading final.

The Riverside County Building and Safety Department shall monitor and oversee the BMPs to verify that they are implemented correctly by the construction contractors.

10.PLANNING. 47                    SP - MITIG MEASURE 6.13-4                    RECOMMND

Mitigation Measure 6.13-4 from EIR514 requires:

Prior to final building inspection for each implementing project, applicants for implementing projects shall provide final fire-flow plans to the RCFD and SCSD, as appropriate, which include fire-flow requirements within commercial projects to be based on square footage and type of construction associated with development of the structures.

10.PLANNING. 48                    SP - MITIG MEASURE 6.13-5                    RECOMMND

Mitigation Measure 6.13-5 from EIR514 requires:

Prior to final building inspection for each implementing project, applicants for implementing projects shall provide final fire flow plans to the RCFD ensuring that all water mains and fire hydrants providing required fire flows would be constructed in accordance with the appropriate development schedule sections of Riverside County Ordinance No. 460 and/or Ordinance No. 787. Each fire flow plan that is submitted would be reviewed and approved by the RCFD prior to final building inspection.

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10. GENERAL CONDITIONS

10.PLANNING. 49

SP - MITIG MEASURE 6.21-1

RECOMMND

Mitigation Measure 6.21-1 from EIR514 requires:

Prior to implementing project approval of the first project phase in the proposed Specific Plan, the applicant shall prepare and submit to CVWD, SCSD, the County of Riverside for review and approval, as appropriate, a Wastewater Management Plan (WMP) that provides for the final location, development, and funding mechanisms of the wastewater conveyance infrastructure system and wastewater treatment system associated with development of the entire project. This WMP shall describe and finalize the design parameters and locations of piping necessary to convey wastewater originating within the project site for the specified tract. Each WMP shall also be submitted to the Regional Water Quality Control Board for approval and to ensure that the wastewater infrastructure conveyance system meets their requirements for collection and treatment of wastewater.

10.PLANNING. 50

SP - MITIG MEASURE 6.21-2

RECOMMND

Mitigation Measure 6.21-2 from EIR514 requires:

Prior to building final inspection for the first residential unit and/or commercial unit within the Riverside County portion of the proposed project, the applicant shall execute a Special Agreement with CVWD to design, permit, construct, operate, and maintain an expandable wastewater treatment plant and nonpotable water storage and distribution system. The agreement shall provide for the initial size of the treatment plant to meet the initial development requirements of the project. The agreement shall provide for the plant to be expanded as the project proceeds to meet the project's full wastewater flow requirements within Riverside County and CVWD jurisdiction (estimated to be 3.0 mgd). Wastewater treatment and reuse facilities are provided for in Planning Area 4-3 or alternately an off-site location as provided for in the Wastewater Master Plan (see Figure 3.0-21). The project applicant shall provide necessary funding for the construction of this facility. All wastewater treatment facilities will be creditable toward the facilities component of CVWD's Sanitation Capacity charge for all residential, commercial, and industrial structures within CVWD's portion of the project boundary. The applicant's financial responsibility for these facilities is only for those components of the wastewater treatment facilities

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10. GENERAL CONDITIONS

10.PLANNING. 50            SP - MITIG MEASURE 6.21-2 (cont.)            RECOMMND

necessary to provide wastewater treatment for the proposed project's and its associated effluent.

10.PLANNING. 51            SP - MITIG MEASURE 6.22-6            RECOMMND

Mitigation Measure 6.22-6 from EIR514 requires:

Prior to issuance of Building Permits for any multi-unit residential, commercial or industrial facilities, clearance from the Riverside County Waste management Department is needed to verify compliance with California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials.

10.PLANNING. 52            SP - MITIG MEASURE 6.22-8            RECOMMND

Mitigation Measure 6.22-8 from EIR514 requires:

Prior to implementing project approval for Planning Areas 2-17, 2-21, 2-19, and 2-20, the applicant(s) shall provide for a buffer and restrict development adjacent to the active or closed landfill from the Oasis Landfill property line for a distance of a minimum of 1,000 feet and a maximum of 1,320 feet originating at the Oasis Landfill disposal footprint, until the landfill is closed to provide adequate spacing for monitoring probes, as recommended by the RCWMD and in accordance with the Southern California Air Quality Management District's Rule 1150.1.

10.PLANNING. 53            SP - MITIG MEASURE 6.22-9            RECOMMND

Mitigation Measure 6.22-9 from EIR514 requires:

Prior to implementing project approval for Planning Areas 2-18 and 2-19, the Oasis landfill shall be closed by the RCWMD in accordance with CalRecycle guidelines for closure with waste in place.

10.PLANNING. 54            SP - MITIG MEASURE 6.22-10            RECOMMND

Mitigation Measure 6.22-10 from EIR514 requires:

Prior to implementing project approval in Planning Area 2-18, the applicant shall consult with officials from RCWMD and agree on a circulation plan for roads that would be

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10. GENERAL CONDITIONS

10.PLANNING. 54                    SP - MITIG MEASURE 6.22-10 (cont.)                    RECOMMND

developed around and adjacent to the Oasis Landfill site. Best Management Practices (BMPs) shall be developed and implemented within the circulation plan for Planning Areas 2-18 and 2-19 to avoid the restructuring of roadways around and adjacent to the Oasis Landfill.

10.PLANNING. 55                    SP - MITIG MEASURE 6.23-4                    RECOMMND

Mitigation Measure 6.23-4 from EIR514 requires:

Prior to the first implementing project approval for each development phase, the project applicant shall submit a plan for providing local transit services within the project site to the Riverside County Planning Department for review and approval.

10.PLANNING. 56                    SP - HOLD HARMLESS (2)                    RECOMMND

The Desert Recreation District (DRD) or other designated entity responsible for park maintenance shall indemnify all usual park and recreational activities and shall be responsible for all maintenance and repair activities of improvements proposed by and for the SPECIFIC PLAN within Planning Area 2-18. This does not include Riverside County Waste Management facilities.

10.PLANNING. 57                    SP - DRP CONSISTENCY                    RECOMMND

All implimenting projects must be consistent with the approved DISTRICT REFINEMENT PLAN of the corresponding DISTRICT, per the SPECIFIC PLAN.

10.PLANNING. 58                    SP - DU/BLDG PERM MATRIX                    RECOMMND

Given the size and scope of the project, every condition of approval which uses the term "Building Permit" as a trigger point shall be interpreted to mean "Residential Dwelling Unit." For example a 100 unit apartment complex in one building shall count as 100 BUILDING PERMITS for purposes of these conditions, not simply one building permit. Additionally, the Matrix shall make it clear which residential units are within the County Jurisdiction and which are not. A total unit count, regardless of jurisdiction, must be shown as most conditions are triggered by a total project unit count for all jurisdictions.

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10. GENERAL CONDITIONS

10.PLANNING. 58                    SP - DU/BLDG PERM MATRIX (cont.)                    RECOMMND

For purposes of tracking the total build out of the SPECIFIC PLAN, the TLMA Counter Services Team shall maintain a TOTAL DWELLING UNIT TRACKING MATRIX. The matrix shall differentiate between individual building permits and the total number of dwelling units that are represented by the building permits that have been issued for the entire SPECIFIC PLAN. Any condition that requires a specific action at a specified "building permit issuance" shall use the TOTAL DWELLING UNIT TRACKING MATRIX to determine if the threshold has been met.

10.PLANNING. 59                    SP - PUB BLDG STANDARDS                    RECOMMND

All public buildings which require an occupancy permit and are intended to be owned by the County upon completion shall comply with Board Policy H-29.

10.PLANNING. 60                    SP - MODIFICATN TO CONDITIONS                    RECOMMND

Once the SPECIFIC PLAN is approved, in addition to any thresholds listed in the SPECIFIC PLAN, any modifications to the Conditions of Approval that affect the entire SPECIFIC PLAN shall require a SPECIFIC PLAN Amendment unless otherwise determined by the County Planning Director. Any modifications to the Conditions of Approval that only affect a specific DISTRICT shall require a Substantial Conformance determination to the SPECIFIC PLAN.

10.PLANNING. 61                    SP - IMPERIAL SP APPROVAL                    RECOMMND

The County of Riverside adoption of the SPECIFIC PLAN only pertains to those areas where the County has jurisdiction. If for any reason Imperial County does not approve the portion of the SPECIFIC PLAN within Imperial County, or if Imperial County adopts a version of the SPECIFIC PLAN that is not in substantial conformance with the County of Riverside adopted SPECIFIC PLAN, then an amendment to the entire SPECIFIC PLAN, through the County of Riverside will be required to assure consistency.

10.PLANNING. 62                    SP - IMPLEMENTING PROJECTS                    RECOMMND

For the purposes of this project, any condition of approval that refers to "implementing projects" shall include Schedule I subdivisions as identified in Ordinance No. 460.

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10. GENERAL CONDITIONS

10.PLANNING. 63

SP - TILE DRAINS

RECOMMND

Portions of the site are underlain by an existing tile drain system installed in the past to help control high groundwater levels and related saltation problems associated with former agricultural activities. If any tile drains exist within the boundaries of any implementing project, that project shall complete a review of the tile drain system to be submitted for review and approval by the County Geologist. Said study shall, at a minimum, determine if the drains are structurally sound, or if the system should be replaced. In no case shall a project with previous tile drains be permitted to develop without a tile drain system to control future groundwater levels which will assist in the mitigation of liquefaction. In addition these drains will help prevent the development of a "salt" crust related to evapotranspiration of landscape water.

Any future underground utility lines which intercept the existing tile drain system should be evaluated on a case-by-case basis to determine if they will interfere with or assist the performance of the existing tile drains. All underground utilities which may potentially provide for enhanced groundwater control should be incorporated into the existing system so as to provide additional control of the groundwater levels beneath this site. Any interference of a newly installed utility or any other underground installation (i.e. swimming pools, basements, etc.) with the existing tile drains should be addressed in such a way as to maintain the functionality of the tile drain system. If no tile drains are located this condition shall not apply.

10.PLANNING. 64

SP - DRP REQUIRED

RECOMMND

Prior to or concurrent with the first approval of any implementing project within any DISTRICT, a Specific Plan Substantial Conformance application for a DISTRICT REFINEMENT PLAN shall be required in accordance with Section 3.13.1.1 of the SPECIFIC PLAN. No implementing project shall be approved before a DISTRICT REFINEMENT PLAN for the corresponding DISTRICT receives approval from the Planning Commission. DISTRICT REFINEMENT PLANS may be processed concurrently with implementing projects.

Note: The DISTRICT REFINEMENT PLAN is processed as a Specific Plan Substantial Conformance; however, once

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10. GENERAL CONDITIONS

10.PLANNING. 64

SP - DRP REQUIRED (cont.)

RECOMMND

approved the Planning Director shall create a new LMS development number for the land management tracking system and all implementing projects within the respective DISTRICT shall be attached to the new DISTRICT REFINEMENT PLAN development number. Once the DISTRICT REFINEMENT PLAN is approved, all Specific Plan Conditions of approval shall be transferred into the new development number created by the DISTRICT REFINEMENT PLAN. All dwelling units shall be tracked at the DISTRICT level through the DISTRICT REFINEMENT PLAN development number and through the separate spread sheet referenced in condition 10.Planning.58 DU/BUILDING PERMIT MATRIX. Additionally, only Conditions of Approval appropriate to the DISTRICT need be moved. Minor modifications to the Conditions of Approval are permitted for the DRP if said revisions are specific to the DISTRICT and do not significantly alter the intent of the Condition of Approval. This note shall not apply if an alternative permit tracking process to LMS is being used.

Once approved, the DISTRICT REFINEMENT PLAN shall be added as an appendix to the SPECIFIC PLAN and act as additional Design Standards for the respective DISTRICT."

10.PLANNING. 65

SP - NEIGHBORHOOD PARKS

RECOMMND

A minimum of 6.6 acres of neighborhood parks shall be developed in conjunction for every 500 residential dwelling units.

10.PLANNING. 66

SP - AG SETBACKS

RECOMMND

Existing Agricultural uses are allowed to continue during the development of the SPECIFIC PLAN. Proposals to improve, enhance, intensify and/or expand an existing agricultural operation shall be subject only to the approval of the Travertine Point Property Owners Association, provided the public's health, safety and welfare are protected and that no existing residential use is closer than 300 feet of the existing and/or proposed improvement, enhancement, intensification and/or expansion. Residential units associated with or ancillary to the existing agricultural operation are not included in the 300 foot setback requirement. Agricultural uses proposed less than 300 feet from existing residential uses would require a Conditional Use Permit.

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10. GENERAL CONDITIONS

10.PLANNING. 67

MM - LANDFILL MOU IMP

RECOMMND

All provisions of the Landfill MOU specified in condition of approval 30.PLANNING.2 shall be implemented throughout the life of the project to the satisfaction of the Riverside County Waste Management Department.

TRANS DEPARTMENT

10.TRANS. 1

SP - SP375/TS CONDITIONS

RECOMMND

The Transportation Department has reviewed the Traffic Impact Analysis (TIA), dated March 9, 2009 submitted for the proposed project. The TIA has been prepared in accordance with County-approved guidelines. The Transportation Department has also reviewed the Traffic Study Supplement (TSS), dated August 5, 2010. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The TIA and TSS indicate that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Harrison Street (NS) at:  
62nd Avenue (EW)

Harrison Street (NS) at:  
64th Avenue (EW)

Harrison Street (NS) at:  
66th Avenue (EW)

Harrison Street (NS) at:  
70th Avenue (EW)

Harrison Street (NS) at:  
72nd Avenue (EW)

Harrison Street (NS) at:  
74th Avenue (EW)

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10. GENERAL CONDITIONS

10.TRANS. 1                      SP - SP375/TS CONDITIONS (cont.)                      RECOMMND

Harrison Street (NS) at:  
Pierce Street (EW)

Harrison Street (NS) at:  
78th Avenue (EW)

Harrison Street (NS) at:  
81st Avenue (EW)

Polk Street (NS) at:  
74th Avenue (EW)

Fillmore Street (NS) at:  
78th Avenue (EW)

Village Way (NS) at:  
82nd Avenue (EW)

Village Way (NS) at:  
Jewel Street (EW)

Village Way (NS) at:  
Town Center Way North (EW)

Village Way (NS) at:  
Town Center Way South (EW)

SR-86S Southbound Ramps (NS) at:  
62nd Avenue (EW)

SR-86S Northbound Ramps (NS) at:  
62nd Avenue (EW)

SR-86S Southbound Ramps (NS) at:  
66th Avenue (EW)

SR-86S Northbound Ramps (NS) at:  
66th Avenue (EW)

SR-86S Southbound Ramps (NS) at:  
70th Avenue (EW)

SR-86S Northbound Ramps (NS) at:  
70th Avenue (EW)

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10. GENERAL CONDITIONS

10.TRANS. 1                      SP - SP375/TS CONDITIONS (cont.) (cont.)                      RECOMMND

SR-86S Southbound Ramps (NS) at:  
74th Avenue (EW)

SR-86S Northbound Ramps (NS) at:  
74th Avenue (EW)

SR-86S Southbound Ramps (NS) at:  
81st Avenue (EW)

SR-86S Northbound Ramps (NS) at:  
81st Avenue (EW)

SR-86 Southbound Ramps (NS) at:  
Town Center Way (EW)

SR-86 Northbound Ramps (NS) at:  
Town Center Way (EW)

SR-86 Southbound Ramps (NS) at:  
Desert Shores Drive (EW)

SR-86 Northbound Ramps (NS) at:  
Desert Shores Drive (EW)

SR-86 Southbound Ramps (NS) at:  
Brawley Avenue (EW)

SR-86 Northbound Ramps (NS) at:  
Brawley Avenue (EW)

SR-86 Southbound Ramps (NS) at:  
Sea Oasis Boulevard (EW)

SR-86 Northbound Ramps (NS) at:  
Sea Oasis Boulevard (EW)

SR-86 Southbound Ramps (NS) at:  
Marina Drive (EW)

SR-86 Northbound Ramps (NS) at:  
Marina Drive (EW)

Paseo Street (NS) at:  
81st Avenue (EW)

Lincoln Street (NS) at:

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP375/TS CONDITIONS (cont.) (cont.) (conRECOMMND

81st Avenue (EW)

Lincoln Street (NS) at:  
Paseo Street (EW)

Lincoln Street (NS) at:  
Jewel Street (EW)

Gateway Street (NS) at:  
Town Center Way West (EW)

Jewel Street (NS) at:  
Paseo Street North (EW)

Jewel Street (NS) at:  
Paseo Street South (EW)

Jewel Street (NS) at:  
Bayside Way (EW)

Town Center Way (NS) at:  
Paseo Street North (EW)

Town Center Way (NS) at:  
Paseo Street South (EW)

Travertine Estates (NS) at:  
Paseo Street (EW)

A Street (NS) at:  
Jewel Street (EW)

A Street (NS) at:  
Desert Shores Drive (EW)

Sea Oasis Drive (NS) at:  
Travertine Estates (EW)

Sea Oasis Drive (NS) at:  
Desert Shores Drive (EW)

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

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10. GENERAL CONDITIONS

10.TRANS. 2                      SP-SP375/DEF-PROJ DEV DISTS                      RECOMMND

In SP00375 five Development Districts are identified. The Planning Areas in each District are numbered as follows:

- District 1:Planning Areas 1-1 through 1-23
- District 2:Planning Areas 2-1 through 2-21
- District 3:Planning Areas 3-1 through 3-12
- District 4:Planning Areas 4-1 through 4-8
- District 5:Planning Areas 5-1 through 5-15

10.TRANS. 3                      SP-SP375/DEF-RDWAY IMPVMT PHASES                      RECOMMND

In the TSS for SP00375, dated August 5, 2010, nineteen (19) transportation improvement phases are identified. Following is a listing of the transportation system improvement phases and the Planning Areas that would be developed in each phase.

Rdwy Impvmt Phase	Planning Areas Developed
1	1-1,1-2,1-3,1-5,1-7,1-8,1-12 (partial)
2a	1-9,1-12 (partial),1-13,1-14,1-15
2b	1-4,1-6,1-11
2c	2-1,2-1,2-3
2d	2-8,2-9,2-14 (partial)
2e	1-16,4-5 (partial)
2f	2-19 (partial),2-20 (partial), 2-21,4-1
3a	1-10,2-4,2-5,2-6,2-7,2-10,2-11,2-12
3b	4-3,4-4 (partial), 5-1
3c	5-13
3d	2-13,2-14 (partial),2-15,2-16

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10. GENERAL CONDITIONS

10.TRANS. 3	SP-SP375/DEF-RDWY IMPVMT PHASES (cont.)	RECOMMND
3e	2-17, 2-18, 2-19 (partial), 2-20 (partial)	
3f	4-2, 4-5 (partial), 4-6	
3g	1-17, 1-18, 1-19, 1-20, 1-21, 1-22, 1-23	
3h	4-7, 4-8	
3i	3-1, 3-2	
3j	3-3, 3-4, 3-5, 3-6, 3-7, 3-8, 3-9, 3-10, 3-11, 3-12	
3k	4-4, 5-2, 5-3, 5-4, 5-5	
3l	5-6, 5-7, 5-8, 5-9, 5-10, 5-11, 5-12, 5-14, 5-15	

If development occurs in a different order, or if there is substantial overlapping of phases, then a new traffic study shall be completed to determine if any improvements from the prior un-built phase need to be constructed to mitigate impacts caused by the phase being developed.

10.TRANS. 4                      SP-SP375/FUND SR-86/SR-86S IMP                      RECOMMND

Recognizing that 00375 and other developments in Riverside and Imperial Counties along the SR-86/SR86-S will necessitate improvements along SR-86/SR-86S, Riverside County will take the lead in upgrading SR-86/SR-86S to a six-lane freeway between 62nd Avenue in Riverside County and Marina Drive in Imperial County. The six-lane freeway would have grade-separated interchanges in Riverside County at SR-86S/62nd Avenue, SR-86S/66th Avenue, SR-86S/70th Avenue, SR-86S/74th Avenue, SR-86S/81st Avenue, SR-86/Town Center Way North, and in Imperial County at SR-86/Desert Shores Drive, SR-86/Brawley Avenue, SR-86/Sea Oasis Boulevard, and SR-86/Marina Drive. Pending the outcome of further engineering, financial, environmental, and other studies, the County intends to establish a Road and Bridge Benefit District (RBD), or other area-wide funding mechanism for the corridor, which includes this project site, in order to upgrade SR-86/SR-86S to a six-lane

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10. GENERAL CONDITIONS

10.TRANS. 4

SP-SP375/FUND SR-86/SR-86S IMP (cont.)

RECOMMND

freeway. The funding mechanism may have a two-tiered structure:

One tier to fund the addition of one lane in each direction along SR-86/SR-86S that would include the entire benefit corridor, and

A second tier consisting of several subareas within the benefit corridor to fund interchanges that would serve a specific subarea.

The Traffic Study for the Project used a 10 mile study area north and south of the Project site, which is twice the 5 mile study scope typically required by the County. Impacts within the study scope area are fully mitigated as set forth in this EIR. Possible impacts beyond the 10 mile study area are deemed too speculative to evaluate at this time, given various unknown factors such as the pace of Specific Plan implementation over an estimated 30-40 year build out, the pace of other improvements to local roads and highways during that 30-40 year project build out, and the pace of other development in the vast area north and south of the Specific Plan site that may contribute trips but also funding sources for road and highway improvements. The project conditions of approval require that all future tract maps be conditioned to provide updated traffic studies prior to final map approval. Those traffic studies shall include an analysis of potentially significant traffic impacts beyond the 10 mile study scope established by the County for the Specific Plan traffic study. To the extent that future traffic studies, required for all implementing tract maps, show any significant impacts beyond the 10 mile study area used for the Specific Plan traffic study, including but not limited to significant impacts to 86s, the I-10, and/or local roadways, the tract map applicants shall be required to participate in an RBBB, or other similar financial mechanism such as a CFD, to mitigate such impacts to a less than significant level. Implementing projects of SP375 shall be required to pay CVAG TUMF fees. The fees collected can also be made eligible, through the CVAG transportation prioritization process, for regional improvements within and beyond the study area.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                    SP - 90 DAYS TO PROTEST

RECOMMND

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

20.PLANNING. 2                    SP - SUBMIT FINAL DOCUMENTS

RECOMMND

Within 60 days of the tentative approval of the project by the Board of Supervisors and prior to closing the DBF accounts for the project, Four (4) hard copies and Fifteen (15) copies on CD of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for review, approval and distribution.

The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

One hard copy to the Planning Counter Services Division,

One hard copy to the Planning Department Library,

One hard copy to the Desert Office,

One hard copy to the Planning Department Project Manager,

Digital versions (CD) to the following:

Building and Safety Department 1 copy

Department of Environmental Health 1 copy

Fire Department 1 copy

Flood Control and Water Conservation District 1 copy

Transportation Department 1 copy

Executive Office - CSA Administrator 1 copy

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2                    SP - SUBMIT FINAL DOCUMENTS (cont.)                    RECOMMND

Clerk of the Board of Supervisors 1 copy

Any park provider if not the CSA 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1                    SP-WATER AND SEWER WILL SERVE                    RECOMMND

A "will serve" letter from the agency serving potable water and sanitary sewers is required.

30.E HEALTH. 2                    SP - LEA CLEARANCE                    RECOMMND

Clearance from Environmental Resource Management Division (Local Enforcement Agency) is required.

EPD DEPARTMENT

30.EPD. 1                    EIR MIT. PRIOR TO PROJECT APPR                    DRAFT

TRAVERTINE POINT EIR MITIGATION IDENTIFIED FOR SP 375  
(SOURCE: Impact Sciences, Inc. EIR 514

As stated in the EIR 514 Section 6.4, Biology potentially significant impacts would occur to special-status plant species, Palm Springs round-tailed ground squirrel, western yellow bat, and burrowing owl with the implementation of the proposed Travertine Point Specific Plan. The sensitive plant community of blue palo verde wash woodland is present on site and will be impacted by project implementation. No impacts will remain potentially significant after application of the proposed mitigation measures.

The following mitigation measure shall be implemented for activities that would occur within the jurisdiction of Riverside County or Imperial County. Where the mitigations identify activities that would

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1

EIR MIT. PRIOR TO PROJECT APPR (cont.)

DRAFT

occur on tribal lands, the mitigations are recommended; the implementation of the mitigation measures on tribal lands will require consideration and approval by the Torres-Martinez Desert Cahuilla Indians (TMDCI). However, as noted in the Project Description (see Section 3.5), the project is subject to the implementation of a Memorandum of Understanding (MOU) between Riverside County, Imperial County, and TMDCI to address issues relating to tribal involvement on the properties within the boundaries of the specific plan. The MOU will, among other requirements, include that proposed mitigations that involve tribal lands will be permitted and implemented. Therefore, the mitigation proposed herein will apply to the entire project regardless of jurisdiction. The project proponent will be required to demonstrate compliance and address the potential impacts to the resources through project design.

6.4-1: Prior to implementing project approval, a qualified biologist currently holding an MOU with Riverside County shall conduct a focused survey for the two special-status plant species observed within the Riverside County portion of the proposed project site, chaparral sand verbena and Peirson's pebble pincushion, which are not covered under the CVMSHCP within the proposed development areas in order to determine the extent of individual plants to be impacted by the implementing project design. Impacts resulting from project construction to the two special-status plant species observed shall be mitigated through a seed collection and planting program. The planting program will be reviewed and approved by CDFG and will include provisions for monitoring success criteria and performance standards.

6.4-2: Prior to implementing project approval, the project applicant shall retain a qualified biologist currently holding an MOU with Riverside County, to collect seed from specialstatus plant species individuals during the appropriate season (after the blooming period, when seeds have formed). The collected seed shall be planted in predetermined

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1 EIR MIT. PRIOR TO PROJECT APPR (cont.) (cont.DRAFT

suitable habitat in an appropriate area within Open Space(Conservation) on the project site that will not be impacted by project development or subsequent activities. A portion of Sonoran creosote bush scrub and blue palo verde wash woodland located in the southern portion of the proposed project site will remain undeveloped upon implementation of the proposed project. In addition, appropriate disturbed/recovering Sonoran creosote bush scrub areas will also be areas for potential seed planting.

6.4-3: Prior to implementing project approval, the project applicant shall protect those portions of Sonoran creosote bush scrub and blue palo verde wash woodland occurring within the Open Space-Conservation land use category through a conservation easement, deed restriction, or similar mechanism. This area provides suitable habitat for relocation of chaparral sand verbena and Peirson's pebble pincushion. A report documenting the seed collection and planting plan shall be submitted to the Riverside County Environmental Programs Department.

6.4-4: Impacts resulting from project construction within the Riverside County portion of the proposed project site to those special-status wildlife species covered under the CVMSHCP, including desert pupfish, flat-tailed horned lizard, Yuma clapper rail, burrowing owl, Crissal thrasher, Le Conte's thrasher, western yellow bat, Palm Springs round-tailed ground squirrel, and Palm Springs pocket mouse, shall be mitigated through payment of the CVMSHCP Local Development Mitigation Fee.

Prior to implementing project approval, fee payment shall be made by the project applicant to Riverside County. The fee payment shall be made at the cost per acre provided at the time of payment in the CVMSHCP and updated by the Coachella Valley Conservation Commission.

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1 EIR MIT. PRIOR TO PROJECT APPR (cont.) (cont.DRAFT

6.4-5: Impacts resulting from project construction within the Riverside County portion of the proposed project site to Couch's spadefoot, which is not covered under the CVMSHCP, shall be mitigated.

Prior to implementing project approval, in areas of suitable habitat for Couch's spadefoot on the project site, a qualified biologist currently holding an MOU with Riverside County shall conduct focused surveys including areas of ruts or small pools, as well as the irrigation ponds, and relocate any toad individuals or eggs found. The survey shall be conducted during the active season of Couch's spadefoot (which corresponds with the rainy season). The survey results shall be submitted to the Riverside County Environmental Programs Department and Imperial County and CDFG.

6.4-6: Prior to implementing project approval, if the above surveys result in the observation of Couch's spadefoot within project impact areas, observed individuals and/or eggs shall be removed from project impact areas (with the prior approval of the CDFG) and relocated to predetermined suitable habitat in an appropriate area within Open Space-

Conservation areas on the project site that will not be impacted. A portion of Sonoran creosote bush scrub and blue palo verde wash woodland located in the southern portion of the proposed project site will remain undeveloped upon implementation of the proposed project.

Prior to implementing project approval, the project applicant shall protect those portions of Sonoran creosote bush scrub and blue palo verde wash woodland occurring within the Open Space-Conservation land use category through a conservation easement, deed restriction, or similar mechanism, as required by Mitigation Measure 6.4-3. If suitable habitat for relocation of Couch's spadefoot is found within this area, toad individuals or eggs will be taken to this location. In addition, suitable

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1 EIR MIT. PRIOR TO PROJECT APPR (cont.) (cont.DRAFT

disturbed/recovering Sonoran creosote bush scrub areas will also be considered for relocation efforts.

6.4-7: Prior to implementing project approval, impacts resulting from project construction to rosy boa, which is not covered under the CVMSHCP, within the Riverside County portion of the proposed project site shall be mitigated through pre-construction surveys and relocation. The applicant shall retain a qualified biologist currently holding an MOU with Riverside County to conduct focused pre-construction surveys for individuals of this species within suitable habitat for the species. Surveys shall be conducted within suitable habitat located within 500 feet of the grading limits. Surveys shall include an examination of those portions of Sonoran creosote bush scrub, blue palo verde wash woodland, disturbed/recovering Sonoran creosote bush scrub, and saltbush scrub habitats that will be developed as part of project implementation. If rosy boa individuals are found, an active trapping and relocation program, conducted by a qualified biologist currently holding an MOU with Riverside County and in coordination with the CDFG, that will move individuals to suitable on-site habitat that will not be directly impacted by project implementation, shall take place. A portion of Sonoran creosote bush scrub and blue palo verde wash woodland located in the southern portion of the proposed project site will remain undeveloped upon implementation of the proposed project. In the event that off-site habitat areas within 500 feet of grading are not accessible during preconstruction surveys, the presence of rosy boa shall be assumed and the entire project site boundary within 500 feet of grading activities shall be fenced to prohibit entry of rosy boa into the grading site. The fence shall be monitored as a regular part of construction monitoring.