

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Sources: (a) South Coast Air Quality Management District (SCAQMD), *Final 2012 Air Quality Management Plan*; California Department of Finance, *E-5 City/County Population and Housing Estimates* (January 1, 2013); California Air Resources Board (CARB), *Air Quality and Land Use Handbook* (2005).

Findings of Fact:

- a) The 2012 Air Quality Management Plan (AQMP) was prepared by the South Coast Air Quality Management District (SCAQMD) to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, to return clean air to the region, and to minimize the impact on the economy. Projects that are considered consistent with the AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD’s recommended daily emissions thresholds.

Demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment), developed by the Southern California Association of Governments (SCAG) for their 2012 Regional Transportation Plan (RTP) were used to estimate future emissions within the 2012 AQMP (refer to the 2012 AQMP, Chapter 3). Projects that are consistent with the growth projections are considered consistent with the AQMP. Impacts related to the AQMP were not specifically addressed in the Final EIR and 2007 Addendum. The 2012 Addendum determined buildout would result in 2,635 persons, resulting in total population of Coachella Valley to be within the 2020 population estimate of 189,937. The 2015 Project would result in population growth for the region. According to the California Department of Finance estimates, the current (2014) population within the unincorporated areas of Riverside County is 370,124 residents. Based on SCAG data, the population projections used to estimate emissions in the 2012 AQMP for year 2020 anticipated a population of 471,500 within unincorporated areas of the County. Development under the 2015 Project would fall within the County’s density per acre for Medium High Density Residential uses and the County’s requirements for Commercial Tourist uses. As such, the 1,350 single-family residential units would generate approximately 4,050 new residents. The resort units would not generate population within the Project site because these units would be rental based and occupied on a seasonal basis, as is typical for resort communities in the Coachella Valley. This total is within the growth projections for the Coachella Valley as adopted by SCAG. Because SCAQMD has incorporated these same projections into the AQMP, the 2015 Project would be consistent with the projects in the 2012 AQMP. Therefore, impacts would be less than significant. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

- b) **Construction Emissions**

The Final EIR determined construction emissions associated with land uses allowed by the Specific Plan would exceed the SCAQMD’s threshold of significance for carbon monoxide (CO) and nitrogen oxide (NOx). Even with the implementation of mitigation measures identified in the Final EIR to reduce these emissions, the project would result in significant and unavoidable impacts. The 2007 Addendum would result in fewer units; therefore, impacts associated with the Tentative Tract Map approval would not cause any new or more significant impacts.

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The 2012 Addendum would result in fewer residential units (400 units) than the Final EIR; therefore, construction emissions would not cause any new or more significant impacts.

The 2015 Project would include the construction of 2,250 units similar to the Final EIR; however, they would consist of 1,350 single-family units and 900 resort units. The construction emissions for the 2015 Project were calculated according to the SCAQMD CEQA Air Quality Handbook and construction emission factors contained in the California Emissions Estimator Model (CalEEMod). The emission calculations assume the use of standard construction practices, such as compliance with SCAQMD Rule 402 and Rule 403 (Fugitive Dust), to minimize the generation of fugitive dust, which is mandatory for all construction projects.

The maximum daily emissions during Project construction are listed in Table 1, Maximum Construction Emissions, and compared with the emissions analyzed in the Final EIR. The analysis assumes that all construction equipment and activities would occur continuously over the day and that activities would overlap. In reality, this would not occur because most equipment would operate only a fraction of each workday and many of the activities would not overlap on a daily basis. Therefore, Table 1 represents a conservative scenario for construction activities.

Based on the modeling, construction of the 2015 Project would result in a maximum mitigated daily emissions of 71.41 pounds/day of reactive organic gases (ROG), 32.31 pounds/day of NOx, 97.11 pounds/day of CO, 0.06 pounds/day of sulfur oxides (SOx), 11.67 pounds/day of particulate matter less than 10 microns (PM10), and 4.87 pounds/day of fine particulate matter less than 2.5 microns (PM 2.5), all of which do not exceed SCAQMD thresholds for criteria pollutants. Emissions related to NOx, CO, SOx, and PM10 would be significantly reduced when compared to the Final EIR. ROG emissions would increase; however, emissions would still fall below SCAQMD thresholds. The 2015 Project would avoid the significant and unavoidable ROG and NOx emissions during construction identified in the Final EIR. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

**Table 1
Maximum Construction Emissions (pounds/day)**

Source	ROG	NOx	CO	SOx	PM10	PM2.5
Final EIR Emissions	44.60	584.7	510.7	65.1	49.7	-
SCAQMD threshold	75	100	75	150	150	55
Threshold exceeded?	No	Yes	Yes	No	No	No
2015 Project Maximum Emissions	71.41	32.31	97.11	0.06	11.67	4.87
SCAQMD threshold	75	100	550	150	150	55
Threshold exceeded?	No	No	No	No	No	No

CO, carbon monoxide; NOx, nitrogen oxides; PM10, particulate matter less than 10 microns; PM2.5, particulate matter less than 2.5 microns; ROG, reactive organic gases; SOx, sulfur oxides.

Note: Refer to Technical Air Quality & Greenhouse Gas Emission Report for the Desert Dunes Specific Plan in Appendix A.

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Operational Emissions

The Final EIR determined operational emissions associated with land uses allowed by the Specific Plan would result in significant and unavoidable impacts for CO, NOx, and ROG emissions. The 2007 Addendum would result in fewer units; therefore, impacts associated with the Tentative Tract Map approval would not cause any new or more significant impacts. The 2012 Addendum would result in fewer residential units (400 units) than the Final EIR; therefore, operational emissions would not cause any new or more significant impacts. The analysis of daily operational emissions for the 2015 Project has been prepared using the data and methodologies identified in the SCAQMD CEQA Air Quality Handbook and current motor vehicle emission factors in the CalEEMod model. The existing golf course was not included in the analysis because it is an existing use. The results presented in **Table 2, Maximum Operational Emissions**, are compared with the emissions analyzed in the Final EIR and compared to the SCAQMD established operational significance thresholds.

Based on the modeling, operation of the 2015 Project would result in maximum mitigated daily emissions of 125.72 pounds/day of ROG, 96.67 pounds/day of NOx, 515.44 pounds/day of CO, 0.97 pounds/day of SOx, 54.96 pounds/day of PM10, and 17.72 pounds/day of PM 2.5. When compared to the Final EIR, operational emissions for NOx, CO, SOx would be significantly reduced and below the SCAQMD thresholds, thus avoiding identified significant and unavoidable operation emissions impacts. Similar to the Final EIR, ROG emissions would continue to exceed SCAQMD thresholds; however, trips assumed in the Final EIR were half the length analyzed under the 2015 Project resulting in an increase of ROG emissions. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

**Table 2
Maximum Operational Emissions (pounds/day)**

Source	ROG	NOx	CO	SOx	PM10	PM2.5
Final EIR Emissions	75.9	208.3	666.4	4.3	4.3	-
SCAQMD threshold	75	100	550	150	150	55
Threshold exceeded?	Yes	Yes	Yes	No	No	No
2015 Project Maximum emissions	125.72	96.67	515.44	0.97	54.96	17.72
SCAQMD threshold	75	100	550	150	150	55
Threshold exceeded?	Yes	No	No	No	No	No

CO, carbon monoxide; NOx, nitrogen oxides; PM10, particulate matter less than 10 microns; PM2.5, particulate matter less than 2.5 microns; ROG, reactive organic gases; SOx, sulfur oxides.

*Note: Refer to Technical Air Quality & Greenhouse Gas Emission Report for the Desert Dunes Specific Plan in **Appendix A**.*

- c) The Final EIR determined the Project would result in cumulatively considerable net increase in criteria pollutants associated with land uses allowed by the Specific Plan. The 2007 Addendum would result in fewer units; therefore, impacts associated with the Tentative Tract Map approval would not cause any new or more significant impacts. The 2012 Addendum would result in fewer residential units (400 units) than the Final EIR; therefore, there would not be a cumulative considerable net increase greater than the Final EIR. As shown in **Table 1**, the

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2015 Project emissions associated with the Project would not exceed the SCAQMD recommended construction emissions thresholds. As shown in Table 2, operational emissions for the 2015 Project do not exceed the SCAQMD thresholds of significance, except for ROG. The 2015 Project would avoid the identified significant NOx and CO emissions during operation. Similar to the Final EIR, operational ROG emissions would exceed the SCAQMD thresholds and would result in a cumulatively considerable net increase of any criteria pollutant. No new or substantially greater impacts would occur with the implementation of the 2015 Project.

- d) Sensitive receptors are defined as schools, residential homes, hospitals, resident care facilities, daycare centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. Sensitive receptors surrounding the Project vicinity include residential neighborhoods to the north, south, and west of the Project site. The Final EIR, 2007 Addendum, and 2012 Addendum did not address localized significance emissions. While the Project site is within a 1-mile radius of a sensitive receptor, findings indicate that emissions would be well below the SCAQMD localized significance thresholds (Table 3, LST Worst-Case Emissions [pounds/day]). Therefore, impacts would be less than significant.

**Table 3
LST Worst-Case Emissions (pounds/day)**

Source	NOx	CO	PM10	PM2.5
Construction				
Total mitigated maximum emissions	29.78	37.94	6.60	4.06
LST threshold	340	3,237	44	11
Threshold exceeded?	No	No	No	No
Operational				
Area/energy emissions	30.39	131.46	2.88	2.88
LST threshold	340	3,237	11	3
Threshold exceeded?	No	No	No	No

CO, carbon monoxide; LST, localized significance threshold; NOx, nitrogen oxides; PM10, particulate matter less than 10 microns; PM2.5, particulate matter less than 2.5 microns.

Note: Refer to Technical Air Quality & Greenhouse Gas Emission Report for the Desert Dunes Specific Plan in Appendix A.

- e) The Final EIR, 2007 Addendum, and 2012 Addendum did not address localized significance emissions. As indicated in Table 3, the construction of the 2015 Project would result in emissions below the localized significance thresholds. As such, the 2015 Project would result in a less than significant impact on sensitive receptors located within 1 mile of the Project site.
- f) According to the SCAQMD, while almost any source may emit objectionable odors, some land uses will be more likely to produce odors because of their operation. Land uses that are more likely to produce odors include agriculture, chemical plants, composting operations, dairies, fiberglass molding, landfills, refineries, rendering plants, rail yards, and wastewater treatment plants. The Final EIR determined the project would not generate any objectionable odors. The 2007 Addendum would result in fewer units; therefore, impacts associated with the Tentative Map approval would not cause any new or more significant impacts regarding objectionable odors. The

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2012 Addendum would result in the same type of land uses as the Final EIR regarding the residential and reservoir site and therefore would not result in impacts related to objectionable odors. The 2015 Project does not contain any active manufacturing activities. Therefore, objectionable odors would not be emitted by the residential uses, resort uses, or existing golf course. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

BIOLOGICAL RESOURCES

Would the project:

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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or by the California Department of Fish and Game or U.S. Wildlife Service?					
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Coachella Valley Multi-Species Habitat Conservation Plan; Riverside County EIR 455.

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Findings of Fact:

- a) The Project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Area. According to Figure 4-1, Conservation Areas of the CVMSHCP, the Project site does not lie within a Conservation Area. Because the Project site is located within the CVMSHCP Area, a per-acre mitigation fee shall be paid to the County for potential impacts to sensitive species found elsewhere in the CVMSHCP Area. The Final EIR determined the Specific Plan would be consistent with the CVMSHCP. Furthermore, the 25.0-acre parcel located south of 20th Avenue is located within the Willow Hole Conservation Area of the CVMSHCP. However, the parcel would remain natural open space for conservation and would remain undisturbed with the exception of temporary grading for the construction of a flood control channel outlet facility in the northwest corner. Also, a TAKE allocation has been approved for impacts in Willow Hole Conservation area from the construction of the project's channel outlet. Thus, with the approved additional TAKE authorization, development on the residential site under the Final EIR would be consistent with the CVMSHCP. The 2007 Addendum determined that because the number of units allowed by the Tentative Tract Map is less than the number of units in the Final EIR, approval of the Tentative Tract Map would not result in any or new significant or substantially more severe impacts to conservation plans. The 2012 Addendum determined the proposed sewer lift station is not located in a conservation area. In addition, infrastructure proposed to be constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be consistent with the CVMSHCP because these improvements would be placed underground and within an existing road right-of-way through conservation area. The 2015 Project would not place the reconfigured Planning Areas in a conservation area, thus, would not conflict with the CVMSHCP. The incorporation of the existing golf course into the Project would not conflict with the CVMSHCP. Additionally, the revision to the Specific Plan allowing resort hotels is not proposing disturbance on any portion of the project that was not already identified for development in the previous version of the Plan. Therefore, the impacts from the proposed change are identical to those identified in the EIR. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- b) The Final EIR determined that implementation of the Project would impact several special-status plant and animal species. Although mitigation measures would substantially reduce the level of impacts to these special-status species, impacts would result in significant and unavoidable impacts. The 2007 Addendum determined the Project would not result in any new or substantially more severe impact on any special status species due to the reduction of the number units allowed by the Tentative Tract Map when compared to the Final EIR. The 2012 Addendum determined the new sewer lift station would be similar to the habitat location in the previously sewer lift station site evaluated for the Final EIR. In addition, the revised route of the proposed sewer main and the extension of the water line to the CVWD well field would not adversely affect special status species because these routes are developed as roadways. The 2015 Project would reconfigure the Planning Areas and remain within the same development footprint as the site analyzed in the Final EIR. As such, the 2015 Project would impact several special-status plant and animal species as identified in the Final EIR. Similar mitigation measures would be implemented to reduce the level of impacts to these special-status species. Similar to the Final EIR, impacts would remain significant and unavoidable. The existing golf course would be incorporated into the Specific Plan Amendment. No new or more significant impacts, nor have circumstances changed on the site, to

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<p>any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12) with implementation of the 2015 Project.</p>					
<p>c) See Response 7(b) above. The existing golf course would include minor modifications for 2015 Project site improvements. No new or more significant impacts to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service would occur under the approved Specific Plan as the 2015 Project development footprint is consistent with the Final EIR.</p>					
<p>d) The site currently consists of vacant, desert land and an existing golf course. The Final EIR determined all migratory non-game native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act and could be adversely impacted during construction. With the implementation of mitigation measures, such as pre-construction surveys for migratory bird species, impacts would be reduced to less than significant. The 2007 Addendum determined the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR and, therefore, would not result in any new significant or substantially more severe impacts to biological resources. The 2012 Addendum determined impacts regarding the proposed sewer lift station would be in the same habitat and affect the same bird species as stated in the Final EIR. In addition, the proposed sewer main and the extension of the proposed water line to the CVWD well field would not adversely affect migratory bird species because these routes are developed as roadways. The 2015 Project would reconfigure the Planning Areas within the same development footprint identified in the Final EIR and, as such, would affect the same habitat and bird species. The 2015 Project would implement the same mitigation measures identified in the Final EIR to reduce impacts to resident or migratory bird species to a less than significant level. No new or more significant impacts would result to any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites with implementation of the 2015 Project.</p>					
<p>e) The Final EIR identified two sensitive plant communities, the Desert Fan Palm Oasis and the Mesquite Bosque, that would be impacted by implementation of the Specific Plan. Mitigation measures would offset impacts to the Mesquite Bosque through conservation at a 3:1 ratio. The 2007 Addendum determined the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR and, therefore, would not result in any new significant or substantially more severe impacts to biological resources. The County adopted the CVMSHCP in 2007, which fully mitigates impacts to sensitive plant communities, among other biological resources, resulting from planned and future development within the Coachella Valley. Impacts to the sensitive plant communities are fully mitigated by the payment of the applicable CVMSHCP fee. The 2012 Addendum determined the sensitive plant communities would not be present at the new sewer lift station site. The revised route and proposed sewer main and the extension of the proposed water line to the CVWD well field would not affect sensitive natural communities because these routes are developed as roadways. The 2015 Project would reconfigure the Planning Areas within the same development footprint identified in the Final EIR, would incorporate the existing golf course, and would be subject to payment of the applicable CVMSHCP fee, which fully mitigates impacts to sensitive plant communities. Therefore, no new or more severe impacts to sensitive natural communities would occur under the 2015 Project because development would not impact potential riparian habitats.</p>					

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f) The Project site is neither in proximity to, nor does it contain, wetland habitat or a blue-line stream. The Final EIR determined the site did not contain any federal protected wetlands, marshes, or vernal pools. The 2007 Addendum determined that because the number of units allowed by the Tentative Tract Map is less than the number of units in the Final EIR, approval of the Tentative Tract Map would not result in any or new significant or substantially more severe impacts to federally protected wetlands. The 2012 Addendum determined the proposed sewer lift station would not be located in proximity of a wetland habitat or a blue line stream. In addition, the proposed sewer main and the extension of the proposed water line to the CVWD well field would not adversely affect federally protected wetlands because these routes are developed as roadways and do not contain federally protected wetlands. Similar to the site analyzed in the Final EIR, the 2015 Project would not be located in proximity to any wetland habitat or blue line stream. The existing golf course would include minor modifications and improvements to integrate into the proposed residential and resort uses with implementation of the Specific Plan Amendment. Furthermore, no new or substantially increased significant effects would result to federally protected wetlands, as defined by Section 404 of the Clean Water Act (CWA) through direct removal, filling, hydrological interruption, or other means, with implementation of the 2015 Project.

g) See response 7(a) above. No new or more significant impacts would occur under the 2015 Project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

CULTURAL RESOURCES

Would the project:

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Application Materials; Riverside County EIR 455.

Findings of Fact:

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- a) The Cultural Assessment prepared for the Final EIR did not identify the Project site as historic nor located historic resources as defined in California Code of Regulations, Section 15064.5. The Final EIR determined no historic resources would be affected by the Specific Plan. The 2007 Addendum determined that because the units allowed by the Tentative Tract Map is less than the number of units in the Final EIR, approval of the Tentative Tract Map would not result in any or new significant or substantially more severe impacts to historic sites. The 2012 Addendum determined the proposed sewer lift station site would not affect historic resources, since no such resources are located in the area. In addition, the proposed sewer main and the extension of the proposed water line to the CVWD well field would not adversely affect historic resources because these routes are developed as roadways and do not contain historic sites. Development of the 2015 Project would occur within the footprint analyzed in the Final EIR. The existing golf course would include modifications and improvements to integrate with the proposed residential and resort uses on the 2015 Project site. Accordingly, 2015 Project implementation would not alter or destroy any historic sites. No new or substantially increased significant effects would occur with implementation of the 2015 Project.
- b) See Response 8(a) above. No structures are present on the Project site, except for the existing clubhouse associated with the golf course. The Cultural Assessment did not identify historical structures or other historical resources as defined in California Code of Regulations, Section 15064.5. No new or substantially increased significant effects would occur with implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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e) Cause a substantial adverse change in the significance of site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is listed or determined eligible for listing on the California register of historical resources, listed on a local historical register, or otherwise determined by the lead agency to be a tribal cultural resource?

Sources: Project Application Materials; Riverside County EIR 455; Phase II Archaeological Testing Program by Statistical Research, Inc. (June 2011).

Findings of Fact:

a) The Cultural Assessment prepared for the Final EIR identified five archaeological resource sites on the residential site that were determined to have potential significance because these sites are located on stabilized sand dunes and consist of a variety of artifacts, including fire-cracked rock, pottery sherds, ceramics, charcoal, burnt bone, and waste material from the manufacturing of stone tools. Based on the recommendations from the Cultural Assessment, mitigation measures requiring monitoring during construction would be required to mitigate any potential impacts from grading. With the implementation of mitigation measures, Project impacts would be less than significant. The 2007 Addendum determined the units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR and approval of the Tentative Tract Map would not result in any new significant or substantially more severe impacts to archaeological resources. Since certification of the Final EIR, a Phase II archaeological testing program was conducted at four of the archaeological sites on the residential site to evaluate the eligibility for listing in the California Register Historical Resources (CRHR). The testing program revealed one site (CA_RIV-8762) is eligible for listing in the CRHR. The 2012 Addendum determined that a Phase III Data Recovery Plan for mitigation of CA-RIV-8762 be submitted prior to the issuance of a grading permit as a condition of approval. In addition, the proposed sewer lift station is considered to be low of sensitivity for archaeological resources. The 2015 Project would be located within the same development footprint analyzed in the Final EIR and subsequent addendums. The existing golf course would be incorporated into the design of the 2015 Project. Modifications and improvements to the golf course would occur outside of the identified cultural resource sites. Accordingly, the 2015 Project would adhere to the same mitigation measures and conditions of approval on the project to reduce impacts to unknown archaeological resources. No new or substantially increased significant effects would occur with implementation of the 2015 Project.

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- b) See Response 9(a) above. Impacts to archaeological resources on site would be mitigated to less than significant pursuant to California Code of Regulations, Section 15064.5. No new or substantially increased significant effects would occur with implementation of the 2015 Project.
- c) See Response 9(a) above. The survey conducted for the Cultural Assessment did not determine the presence of any cremations, burial sites, or human remains on the Project site. Improvements and modifications would occur along the edge of the existing golf course and outside of known cultural resource sites. No impacts would occur. No new or substantially increased significant effects would occur with implementation of the 2015 Project.
- d) See Response 9(a) above. The Project would not restrict existing religious or sacred uses within the potential impact area. No new or substantially increased significant effects would occur with implementation of the 2015 Project.
- e) Approved by Governor Brown on September 25, 2014, Assembly Bill 52 (AB 52) establishes a formal consultation process for California Native American tribes to identify potential significant impacts to tribal cultural resources, as defined in Public Resources Code Section 21074 as part of CEQA. As discussed above in Responses 9(a) through 9(d), cultural resource assessments have been performed throughout the Project site and have incorporated Native American tribe concerns. Further, the requirement to consult does not apply to addendums, thus no consultation was required. However, because the project is proposing an Amendment to the Specific Plan, SB-18 consultations were requested and conducted. No changes were required based on those consultations. Therefore, no new or substantially increased significant effects would occur with implementation of the 2015 Project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures, as well as with archaeological conditions of approval for Tract Maps 34552 and 34553.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements, as well as with archaeological conditions of approval for Tract Maps 34552 and 34553 will be followed.

10. Paleontological Resources

- a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan, Figure OS-8, "Paleontological Sensitivity."

Findings of Fact:

- a) The Project area is not known to contain significant or locally valuable paleontological resources. However, the Project site and the routes of the off-site infrastructure are located in an area of low paleontological sensitivity. The Final EIR determined the areas for the reservoir site, sewer lift station, and associated pipeline routes as

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having low paleontological sensitivity, and the project would not directly or indirectly destroy any unique paleontological resource, site, or geologic feature. The 2007 Addendum determined the number units allowed by the Tentative Tract Map is less than the number of units from the Final EIR and approval of the Tentative Tract Map would not result in any new significant or substantially more severe impacts to cultural resources. The 2012 Addendum determined mitigation would be implemented in the event that paleontological resources are encountered during grading and excavation at any of the Project sites or off-site infrastructure routes. The 2015 Project would be developed within the same development footprint previously analyzed in the Final EIR and subsequent addendums. The Specific Plan Amendment would also incorporate the golf course into the Project site. Modifications to the existing golf course footprint would occur to integrate the layout with the proposed resort and residential uses. Similar to the Final EIR, the 2015 Project site would not directly or indirectly destroy any unique paleontological resource, or site, or unique geologic feature. No new or substantially increased significant effects would occur with implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS

Would the project:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: WCVAP, Figure 13, "Western Coachella Valley Area Plan Seismic Hazards"; Riverside County EIR 455.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Findings of Fact:

- a) According to the Geotechnical Engineering Report, the southwest portion of the Project site has been mapped as an active or potentially active fault deemed capable of rupturing the surface, also known as an Alquist-Priolo Earthquake Fault Zone. The Final EIR determined impacts associated with the construction of the 2,250 dwelling-unit residences with the Specific Plan Area would be less than significant with incorporation of mitigation measures. The 2007 Addendum determined development of the Project would adhere to the design recommendations contained in the updated geotechnical report and would not result in any new significant or substantially more severe impacts. The 2012 Addendum determined the development footprint of the residential and reservoir sties would be similar to that mentioned in the Final EIR. All site and building implementation would be required to be implemented in accordance with the latest California Building Code (CBC; California Code of Regulations, Title 24, Part 2), which contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geological hazards. The sewer lift station site is not located within an earthquake fault zone and as such, no impacts related to fault zoning would occur on the sewer lift station site. Similarly, the route of the proposed sewer main and the extension of the proposed water line to the CVWD well filed are also not located within an earthquake fault zone and no impacts would occur. The 2015 Project would result in a similar development footprint analyzed in the Final EIR. The proposed resort uses would be located outside of the identified fault zone in the southwest corner of the Project site. The golf course would also be incorporated into the Project site and would be located outside of the identified fault zone. As discussed in previous analyses, the residential and resort uses would be designed in accordance with the latest CBC, which contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geological hazards. No new or substantially increased significant effects would occur with implementation of the 2015 Project.
- b) The main purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to prevent the construction of buildings used for human occupancy on the surface of active faults, in order to minimize the hazard of surface rupture of a fault to people and habitable buildings. An active fault is a fault that has had surface displacement within the last 11,000 years. The southwest corner of the Project site is within the Alquist-Priolo Earthquake Fault Rupture Zone, as delineated by the California Geological Survey, due to the presence of the Banning Fault. The Final EIR determined impacts associated with geology and soils would be less than significant with the incorporation of mitigation measures. The 2007 Addendum determined that regardless of the foundation design, the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR, approval of the Tentative Tract Map would not result in any new significant or substantially more sever impacts to geology and soils. The 2012 Addendum determined the proposed sewer lift station site, revised route of the sewer main, and extension of the water line to the CVWD well field would not be located within an earthquake fault zone. The 2015 Project would revert to the 2,250 units analyzed in the Final EIR, include the existing golf course, and adhere to the same mitigation measures associated with geology and soils. Furthermore, the proposed resort uses and any structures would be located outside of the identified earthquake fault zone. Therefore, no new or substantially increased significant effects would occur with implementation of the 2015 Project.

Mitigation: Compliance with previous certified Riverside County EIR 455 mitigation measures.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: WCVAP, Figure 13, "Western Coachella Valley Area Plan Seismic Hazards"; Riverside County EIR 455.

Findings of Fact:

a) Liquefaction refers to loose, saturated sand or gravel deposits that lose their load-supporting capability when subjected to intense shaking. According to the Western Coachella Valley Area Plan, the Project site is designated in an area with high liquefaction susceptibility. The Riverside County Liquefaction Study Zone maps the Project site as having "moderate" liquefaction susceptibility. The Final EIR determined that the portion of the subject property located outside of the Alquist-Priolo Zone is not located in an area subject to liquefaction, nor is such a hazard expected to be created by the proposed development and that impacts associated with liquefaction would be less than significant with the incorporation of mitigation measures. The 2007 Addendum determined that because the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR, approval of the Tentative Tract Map would not result in any new significant or substantially more severe impacts in an area subject to liquefaction. The 2012 Addendum determined the proposed sewer lift station, revised route of the sewer main and the extension of the proposed water line to the CVWD well field are located within an area that has a moderate risk of liquefaction. However, all impacts related to liquefaction would adhere to the same mitigation measures listed in the Final EIR to reduce impacts from liquefaction to less than significant. The 2015 Project would revert to the approved density of 2,250 units within the same development footprint as previously analyzed and adhere to the same mitigation measures listed in the Final EIR to reduce impacts subject to liquefaction. The existing golf course would not include any new buildings; as such, it would not subject people or structures to seismic-related ground failure, including liquefaction. Similar to the Final EIR, impacts would be less than significant with incorporation of mitigation measures. No new or substantially increased significant effects would occur with implementation of the 2015 Project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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13. Ground-Shaking Zone

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Be subject to strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Sources: WCVAP, Figure 15, "Western Coachella Valley Area Plan Slope Instability"; Riverside County EIR 455.

Findings of Fact:

- a) The Project site, as all of the Southern California area, is located in a seismically active region and will experience slight to intense ground shaking as a result of movement along various active faults in the region. The Banning Fault strand of the San Andreas Fault Zone is located in the southwest corner of the Planning Area, and is capable of strong ground shaking. The Final EIR determined that impacts associated with ground shaking would be less than significant with the incorporation of mitigation measures. The 2007 Addendum determined the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR, and approval of the Tentative Tract Map would not result in any new significant or substantially more severe impacts in an area subject to ground shaking. The 2012 Addendum determined the proposed sewer lift station site, revised route of the proposed sewer main, and extension of the proposed water line to the CVWD well field would be subject to ground shaking, but with adherence to the same mitigation measures listed in the Final EIR, impacts would be reduced to less than significant. The 2015 Project would revert to the approved density of 2,250 dwelling units previously analyzed for the Final EIR and reconfigure the Planning Areas to incorporate single-family homes on the northern portion of the site and the existing golf course and proposed resort residential uses in the southern portion of the site. The southwest corner of the Project site would be designated Open Space-Recreation and would not include any structures. All structures on site would be designed according to the latest CBC and would adhere to the same mitigation measures listed in the Final EIR. No new or substantially increased significant effects would occur with implementation of the 2015 Project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

14. Landslide Risk

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Sources: On-site inspection; WCVAP, Figure 14, "Western Coachella Valley Area Plan Steep Slope"; Riverside County EIR 455.

Findings of Fact:

- a) The risks associated with landslides occur when buildings or structures are placed on slopes. The Project site is topographically level with a flat terrain. The Final EIR determined that landslides were not a risk to the Project site due to the area's flat terrain. The 2007 Addendum determined that regardless of the foundation design, geotechnical impacts would remain the same as the Final EIR. The 2012 Addendum determined the topography of the proposed sewer lift station site, revised route of the sewer main, and extension of the water line to the CVWD well field are flat and landslides would not be at risk. The development footprint of the 2015 Project would be located within the same footprint analyzed in the Final EIR and the reconfigured Planning Areas would not be at risk of landslides. The existing golf course is located within the middle of the Project site and is located on relatively flat terrain. As such, the existing golf course would not be at risk of landslides. No new or substantially increased significant effects would occur with implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Sources: Riverside County General Plan, Figure S-7, "Documented Subsidence Areas"; Riverside County EIR 455.

Findings of Fact:

- a) The Project area is in an area where it is exposed to considerable ground subsidence due to its proximity to the San Andreas and San Jacinto Fault Zones. The Final EIR determined that although subsidence is not considered to be a significant hazard to the proposed development, impacts associated with subsidence would be less than significant with the incorporation of mitigation measures. The 2007 Addendum determined that because the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR, approval of the Tentative Tract Map would not result in any new significant or substantially more impacts related to ground subsidence. The 2012 Addendum determined the proposed sewer lift station, revised route of the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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proposed sewer main and the extension of the proposed water line to the CVWD well field would be subject to subsidence, but with adherence to the same mitigation measures listed in the Final EIR, impacts would be reduced to less than significant. The 2015 Project would revert to the approved density of 2,250 units analyzed in the Final EIR, include the existing Desert Dunes Golf Course, locate the residential and resort and hotel uses within the same development footprint analyzed in the Final EIR, and adhere to the same mitigation measures listed in the Final EIR. No new or substantially increased significant effects would occur with implementation of the 2015 Project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

16. Other Geologic Hazards

- a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Sources: County of Riverside General Plan, Safety Element, Figure S-10, "Dam Failure Inundation Zones"; Riverside County EIR 455.

Findings of Fact:

- a) The following describes potential impacts to people and structures from seiches, mudflows, and volcanic hazards. As demonstrated in the following, the Project would not expose people or structures to inundation by seiche, mudflow, or volcanic hazards.

Seiche

A seiche is a surface wave created when an inland water body is shaken, usually by an earthquake. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. Lake Cahuilla is the closest body of water to the Project site, approximately 22 miles southwest. The Final EIR, 2007 Addendum, and 2012 Addendum determined these hazards are not known to be on or near the Project sites. As analyzed in the Final EIR, the 2015 Project site is located 22 miles northeast of Lake Cahuilla. No new or substantially increased significant effects would occur with implementation of the 2015 Project.

Mudflow

A mudflow is a landslide composed of saturated rock debris and soil with a consistency of wet cement. The Project site and surrounding areas are generally flat with gradual changes in elevation, and there are no major slopes or bluffs on or adjacent to the site. The Final EIR, 2007 Addendum, and 2012 Addendum determined these hazards are not known to be on or near the Project sites. The land surrounding the 2015 Project site is developed and is generally flat. No new or substantially increased significant effects would occur with implementation of the 2015 Project.

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

The Final EIR, 2007 Addendum, and 2012 Addendum determined these hazards are not known to be on or near the Project site. No known volcanoes are located in close proximity to the 2015 Project site. No new or substantially increased significant effects would occur with implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: WCVAP, Figure 14, "Western Coachella Valley Area Plan Steep Slope"; Project Application Materials; Riverside County EIR 455.

Findings of Fact:

- a) The Project site is located on flat terrain. Development of the Project site would include activities involving mass and fine grading. The Final EIR determined that because the Project would not create slopes, it therefore would not change the topography or ground-surface relief features. The 2007 Addendum did not assess impacts related to slopes. The 2012 Addendum determined the development footprint of the residential and reservoir sites would be largely similar when compared to the Final EIR. The sewer lift station site, revised route of the proposed sewer main, and extension of the proposed water line to the CVWD well field would be flat and would not involve construction of slopes. The 2015 Project would revert to the previously analyzed 2,250 units in the Final EIR and, therefore, mass and fine grading would be largely similar when compared to the Final EIR. The existing golf course would be included in the layout of the 2015 Project site and would not be substantially altered. Furthermore, the Project would not significantly alter the existing topography of the ground surface. No new or substantially increased significant effects would occur with implementation of the 2015 Project.
- b) As mentioned above, the Project site is located on a flat terrain. The Final EIR determined the Project would not create slopes due to the existing flat terrain. The 2007 Addendum did not assess impacts related to slopes. The

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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2012 Addendum determined construction of the sewer lift station site, revised route of the proposed sewer main, and extension of the proposed water line to the CVWD well field would not involve steep slopes. The 2015 Project would not be expected to implement cut or fill slopes greater than 2:1 or higher than 10 feet due to the existing flat terrain. Changes to the topography of the existing golf course would occur to match the elevations of the proposed residential and resort uses. Compliance with Riverside County Building and Safety Ordinance No. 457 is required and would ensure that cut or fill slopes are manufactured appropriately. Compliance with Ordinance No. 457 and the CBC would reduce potential impacts due to changes in topography and cut and fill slopes as a result of the 2015 Project to a less than significant level. Therefore, similar to the Final EIR, impacts would be less than significant with incorporation of mitigation measures. No new or substantially increased significant effects would occur with implementation of the 2015 Project.

- c) There are currently no subsurface sewage disposal systems on the Project site. The Final EIR determined the project was not expected to affect subsurface sewage disposal. The 2007 Addendum did not assess impacts related to slopes. The 2012 Addendum determined the proposed sewer lift station site, revised route of the proposed sewer main, and extension of the proposed water line to the CVWD well field would not be located by a subsurface sewage disposal system. The 2015 Project does not propose a subsurface sewage disposal system nor would be located near the vicinity of such a system. No new or substantially increased significant effects would occur with implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Sources: USDA Soil Conservation Soil Surveys; Project Application Materials; Riverside County EIR 455.

Findings of Fact:

- a) The desert’s dry climate, extreme temperature fluctuations, and frequent high winds contribute to high rates of soil erosion and transport. Project development of the site would result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. The Final EIR determined with the implementation of best management practices (BMPs) and mitigation measures, impacts related to wind- and water driver erosion would reduce to below a level of significance. The 2007 Addendum determined that the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR; therefore, approval of the Tentative Tract Map would not result in any new significant or substantially more impacts related to soil erosion. The 2012 Addendum determined the proposed sewer lift station site, revised route of the proposed sewer main, and extension of the proposed water line to the CVWD well field would be susceptible to soil erosion and would adhere to the same mitigation measures listed in the Final EIR to reduce impacts to less than significant. The 2015 Project would revert to the approved density of 2,250 units, locate the residential and resort uses within the same footprint, include the existing golf course, and would adhere to the same mitigation measures listed in the Final EIR. Furthermore, the 2015 Project would be required to comply with SCAQMD Rule 402 and Rule 403, which would reduce the amount of dust erosion during construction. Therefore, similar to the Final EIR, impacts would be less than significant with incorporation of mitigation measures. No new or substantially increased significant effects would occur with implementation of the 2015 Project.
- b) Expansive soils become a safety hazard with earth materials that swell and contract depending on the amount of water present. Soils were tested on site and were determined that the Myoma fine sand soils, which underlie the majority of the Project site, contain little or no clay. The Final EIR determined the Myoma fine sand soils to have low potential for shrinking and swelling. The 2007 Addendum determined that the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR; therefore, approval of the Tentative Tract Map would not result in any new significant or substantially more impacts related to soil erosion. The 2012 Addendum determined the proposed sewer lift station site, revised route of the proposed sewer main, and extension of the proposed water line to the CVWD well field consist of Casitas fine sand, which contains little or no clay, and would have low potential for shrinking and swelling. The 2015 Project would develop the single-family and resort residential/hotel uses within the same development footprint analyzed in the Final EIR. No new structures are proposed within the existing golf course. Similar to the Final EIR, the Project would have low potential for shrinking and swelling of the Myoma fine sand soils. No new or substantially increased significant effects would occur with implementation of the 2015 Project.
- c) Impacts related to soil incapable of adequately support the use of septic tanks or alternative waste water disposal systems were not specifically addressed in the Final EIR and the 2007 Addendum. The 2012 Addendum would not utilize septic tanks or alternative waste water disposal system. The 2012 project would utilize a sanitary sewage system that would connect to the CVWD. Similar to the 2012 Addendum, the Project would include a sewer system that would connect to the CVWD for treatment of wastewater. As described above, the 2015 Project site contain sandy soils that contain little or no clay. The sandy nature of the soils permits good percolation of water.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Accordingly, if an alternative sewer system is utilized for the 2015 Project, irrigation of the existing golf course and other common, open space, and landscaped areas throughout the site with this effluent would be able to support infiltration into the soils. No new or substantially increased significant effects would occur with implementation of the 2015 Project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: USDA Soil Conservation Service Soil Surveys.

Findings of Fact:

- a) As mentioned previously, the Project site is flat and implementation of the Project would involve grading and various construction activities in areas of flat terrain. The Final EIR determined the flow rate at the residential site would be at or below pre-project flow rate. With the implementation of mitigation measures, such as standard construction procedures, and federal, state, and local regulations implemented in conjunction with the site's Storm Water Pollution Prevention Plan (SWPPP) and its BMPs required under the National Pollution Discharge System (NPDES) general construction permit, would minimize the potential for erosion during construction and impacts would be less than significant. The 2007 Addendum determined the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR and, therefore, approval of the Tentative Tract Map would not result in any new or significant or substantially more impacts related to deposition, siltation, or erosion. The 2012 Addendum determined the drainage on the reservoir site and the proposed sewer lift station would be designed to maintain existing flows in compliance with existing Riverside County and City of Cathedral City ordinances and regulations. In addition, all development would adhere to the same mitigation measures listed in the Final EIR to reduce impacts related to water erosion. The 2015 Project would adhere to the same mitigation measures as listed in the Final EIR. While there are no adjacent water bodies to the Project site, these practices would keep substantial amounts of soil material from eroding from the Project site and would prevent deposition within receiving waters located downstream. Impacts would be less than significant with incorporation of mitigation measures. No new or substantially increased significant effects would occur with implementation of the 2015 Project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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b) The potential for on-site erosion would increase due to grading and excavation activities during the construction phase. The Final EIR determined with implementation of mitigation measures, such as using drought tolerant desert landscaping would provide soil stability to resist increase in water erosion either on or off site. The 2007 Addendum determined the Project design would adhere to the updated Geotechnical Report from 2007, which indicated a conventional reinforced concrete foundation to be used as an alternative to the post-tension slab-on-ground system stated in the Final EIR. However, regardless of the foundation design, impact would remain the same and would not result in any new significant or substantially more severe impacts to on- or off-site erosion. The 2012 Addendum determined the drainage on the reservoir and proposed sewer lift station would be designed to maintain existing flows in compliance with Riverside County and City of Cathedral City ordinances and regulations. In addition, the revised route to the proposed sewer main and the extension of the proposed water line to the CVWD well field would be located underground and would not alter drainage. The 2015 Project, similar to the Final EIR, would implement measures for maintaining water quality and reducing erosion. The design of the 2015 Project site would include flood control facilities and drainage features to reduce off-site flows onto the site and through the golf course, as well as to maintain flows generated on site to match existing off-site flow conditions. Off-site erosion would not be affected by Project development due to the paved streets that surround the Project site. In addition, the Project would adhere to the same mitigation measures mentioned in the Final EIR and would not create any new or substantially increased significant effect with respect to water erosion either on or off site when compared to the Final EIR. No new or substantially increased significant effects would occur with implementation of the 2015 Project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

20. Wind Erosion and Blowsand From Project Either On or Off Site

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: Riverside County General Plan, Figure S-8, "Wind Erosion Susceptibility Areas."

Findings of Fact:

a) According to the Riverside County General Plan, the Project site is located in an area designated as having extremely high wind erodibility. The Final EIR determined with the implementation of best management practices (BMPs) and mitigation measures, impacts related to an increase in wind erosion and blowsand, either on or off site, would be less than significant. The 2007 Addendum did not analyze impacts related to wind erosion and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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blow sand, either on or off site. The 2012 Addendum determined the proposed sewer lift station site, revised route of the proposed sewer main, and extension of the proposed water line to the CVWD well field would be susceptible to high wind erosion and would adhere to the same mitigation measures listed in the Final EIR. The development footprint of the 2015 Project site would remain largely similar to that analyzed in the Final EIR but would incorporate the golf course into the 2015 Project site. Activities that currently reduce wind erosion on the golf course would continue. No changes would be made on adjacent properties that would increase wind erosion off site that would impact the Project site. Compliance with SCAQMD dust regulations would reduce the amount of wind erosion off site during construction. In addition, the 2015 Project would adhere to the same mitigation measures as listed in the Final EIR. No new or substantially increased significant effects would occur with implementation of the 2015 Project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

GREENHOUSE GAS EMISSIONS

Would the project:

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Meridian Consultants, Air Quality Modeling Results, **Appendix A.**

Findings of Fact:

- a) Potential greenhouse gas (GHG) impacts were not required at the time the Final EIR and the 2007 Addendum were prepared. The 2012 Addendum determined the project would result in short-term GHG emissions during construction. GHG emissions during operations would result in 103,269 MTCO2e per year, or a 39 percent reduction from business-as-usual (BAU) conditions, meeting the 30 percent reduction threshold utilized in the 2012 Addendum. Therefore, the project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and impacts would be less than significant.

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

The County of Riverside adopted a Climate Action Plan (CAP) for unincorporated areas in the County in December 2015. The CAP includes goals and policies to meet the requirements of AB 32 for reducing GHG emissions by 20 percent from 1990 levels by 2020. The CAP contains guidelines to conduct GHG analysis for new projects. The first step when determining significance is to compare the project's GHG emissions to a screening threshold of 3,000 million metric tons of carbon dioxide equivalents (MTCO₂e) for any project. If the project is below the screening threshold, GHG impacts would be less than significant. If the project exceeds the screening threshold, then two options are provided in the CAP to analyze potential cumulative GHG impacts from implementation of a project. The methods include the use of the County GHG Screening Table document, which provides a point based scoring system on project features to reduce GHG emissions, or to conduct two air quality emission model analyses comparing 2011 project levels and project build out levels, to determine if a 25 percent reduction of GHG emissions from the 2011 project levels would occur. For purposes of this analysis, an air quality emission model comparing 2011 levels to Project build out levels was used to assess potential GHG impacts.

The annual net GHG emissions associated with the construction and operation of the 2015 Project are provided in **Table 4, Comparison of Operational Greenhouse Gas Emissions**. As identified in **Table 4**, the 2015 Project would generate 27,239.19 MTCO₂e/year. When compared to the 2012 Addendum, the Project would generate approximately 76,009.81 MTCO₂e/year fewer emissions. Under 2011 conditions, the Project would generate approximately 37,049.05 MTCO₂e/year. When compared to the 2011 Project emissions, the 2015 Project would generate approximately 26 percent fewer emissions, exceeding the 25 percent CAP GHG emission threshold. Accordingly, the 2015 Project would result in less than significant GHG impacts. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

**Table 4
Comparison of Operational Greenhouse Gas Emissions**

GHG Emissions Source	Emissions (MTCO ₂ e/year)
Construction (amortized)	169.24
Area	16.72
Energy	15,594.28
Mobile	9,295.95
Waste	169.35
Water	1,993.65
Total 2015 Project Emissions	27,239.19
CAP 2011 Emissions	37,049.05
2012 Addendum Emissions	103,249.00

MTCO₂e = metric tons of carbon dioxide emissions.

Source: CalEEMod.

Notes: Emissions calculations are provided in Appendix A, Air Quality Modeling Results. Totals in table may not appear to add exactly due to rounding in the computer model calculations.

The emissions of the Project represent the net difference between the existing greenhouse generated uses that would be removed and the Project greenhouse gas emissions.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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b) As mentioned previously, analysis to greenhouse gas emissions associated global climate change were not required at the time the Final EIR and 2007 Addendum were prepared. The 2012 Addendum determined the project is consistent with the goals of AB 32 because the projects GHG emissions would be reduced more than 30 percent from BAU and would not conflict with the state's ability to achieve the reduction targets under AB 32. Impacts would be less than significant. The 2015 Project meets the County's CAP GHG target reduction of 25 percent when compared to 2011 conditions. Furthermore, the 2015 Project would incorporate energy reduction measures that exceed Title 24 requirements, incorporate water efficient landscaping and irrigation systems, incorporate low flow water features in residential units, etc., as identified in the CAP. Project development would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, impacts are considered less than significant. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS

Would the project:

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
response plan or an emergency evacuation plan?					
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code, Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Application Materials; Riverside County EIR 455.

Findings of Fact:

- a) The Final EIR determined that routine transport, use, or disposal of hazardous materials would not create a significant hazard to the public. The 2007 Addendum determined the residential land uses allowed by the Tentative Tract Map would involve uses such as chemical cleaners, pesticides, herbicides, or other common hazardous substances. However, the nature and volume of such substances associated with the residential use would not present the potential to create a significant public or environmental hazard. The 2012 Addendum determined the proposed sewer lift station site, revised route of the proposed sewer main, and extension of the proposed water line to the CVWD well field would not create a significant hazard to the public because operation would not generate hazardous materials nor involve the routine transport, use, or disposal of hazardous materials. The 2015 Project would include similar residential uses that would involve the use of chemical cleaners, pesticides, herbicides, or other common hazardous substance to those previously analyzed. In addition, the existing golf course would continue to adhere to existing regulations for pesticide and herbicide use within the golf course. Resort residential uses would include incrementally more chemical cleaners and other common hazardous substances related to these uses. Use of these substances would be required to comply with federal, state, and local regulations. Similar to the Final EIR, these hazardous materials would not create a significant hazard to the public. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- b) The Final EIR determined that the Project site and adjoining land showed no indication of unauthorized releases of hazardous substances to the soils and/or groundwater on the site or on the adjacent properties. In addition,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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the 500-gallon above ground fuel storage tank for gasoline and diesel fuels at the Desert Dunes Golf Course is located within a bermed containment area, avoiding spillage to the work area. Also, there were no National Priority Sites located within 1 mile of the Project site. Therefore, no impacts were expected to occur. The 2007 Addendum determined that due to the evidence found in the two Environmental Assessments prepared for the Final EIR, no issues associated with hazardous materials would significantly affect the development or operation of land uses allowed by the Tentative Tract Map. Impacts associated with the Tentative Tract Map approval would be insignificant and no additional analysis was necessary. The 2012 Addendum determined impacts to hazardous materials during construction or occupancy of the residential and reservoir site would result in similar impacts identified in the Final EIR. Development of the 2015 Project site would occur within the same development footprint analyzed in the Final EIR and, therefore, impacts to hazardous materials during construction or occupancy of the project would remain the same as the Final EIR. Incorporation of the existing golf course into the 2015 Project would also include the 500-gallon above ground fuel storage tank. The tank would remain within the bermed containment area to avoid spillage to the work area. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

- c) The Final EIR determined the Project would not hinder or conflict with any adopted emergency response or evacuation plan. The 2007 Addendum determined construction of the land uses proposed in the Tentative Tract Map would not obstruct adjacent roadways and, therefore, would not physically interfere with an adopted emergency response plan or emergency evacuation plan. The 2012 Addendum determined the proposed sewer lift station site would not hinder or conflict with any adopted emergency response or evacuation plan. Construction of the proposed sewer main and the extension of the proposed water line to the CVWD well field would result in temporary impacts to traffic; however, no permanent changes to the roadways would occur because the improvements would be located underground. The 2015 Project includes adequate access for emergency response vehicles and personnel during occupancy, as developed in consultation with County Fire personnel. Therefore, the 2015 Project would not impair the implementation of or physically interfere with an emergency response plan and/or emergency evacuation plan. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- d) The nearest schools to the Project site are the Bubbling Wells Elementary School, located at 67501 Camino Campanero in Desert Hot Springs, approximately 1.47 miles to the north, and the Desert Springs Middle School, located at 66-755 2 Bunch Palms Trail in Desert Hot Springs, approximately 1.92 miles north of the Project site. The Final EIR determined the approved Project site would not be located within one-quarter miles of a school. The 2007 Addendum determined impacts to land uses allowed by the Tentative Tract Map would not be located within one-quarter mile of a school. The 2012 Addendum determined the proposed sewer lift station site, proposed sewer main, and extension of the proposed water line to the CVWD well field would not be located within one-quarter mile of a school. The 2015 Project site would be located in the same location as the site analyzed in the Final EIR. Accordingly, similar to the Final EIR the 2015 Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- e) The Final EIR and 2007 Addendum determined that there was no evidence found to suggest the site is located on site that would emit hazardous materials. The 2012 Addendum determined the proposed sewer lift station site, revised route of the proposed sewer main, and extension of the proposed water line to the CVWD well field

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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would not be located on a list of hazardous sites pursuant to Government Code 65962.5. The 2015 Project would reconfigure the Planning Areas within the footprint analyzed in the Final EIR and incorporate the existing golf course into the site. As determined in the Final EIR, the 2015 Project would not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: WCVAP, Figure 4 "Western Coachella Valley Area Plan Overlays and Policy Areas"; Riverside County EIR 455.

Findings of Fact:

- a) The Palm Springs International Airport is located approximately 4.5 miles southwest of the Project site. Although the Project site is within the flight path of the Palm Springs International Airport, it is not located within the boundaries of the Airport Master Plan. The Final EIR determined the project would be consistent with an Airport

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Master Plan. The 2007 Addendum determined the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR; therefore, approval of the Tentative Tract Map would not result in any new or significant or substantially more impacts. The 2012 Addendum determined the proposed sewer lift station site, revised route of the proposed sewer main, and extension of the proposed water line to the CVWD well field is not located within the boundaries of the Airport Master Plan. Similar to the Final EIR, the 2015 Project site is not located within the boundaries of the Airport Master Plan. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

- b) As previously described, the Project site is not located within the vicinity of any public or private airport; therefore, it would not require review by the Airport Land Use Commission (ALUC). No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- c) See response to Section 23(a) and (b), above. The Project site is not located within 2 miles of a public airport or public use airport that would result in a safety hazard for people residing or working in the Project area. In addition, the proposed 80-foot tower and architectural elements would be below the flight path elevation and would include nighttime lighting along the roof to alert any air traffic in the area. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- d) See response to Section 23(a), (b), and (c), above. The Project site is not located within the vicinity of a private airstrip, or heliport, and would not result in a safety hazard for people residing or working in the Project area. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: WCVAP, Figure 12, "Western Coachella Valley Area Plan Wildfire Susceptibility."

Findings of Fact:

- a) According to the Western Coachella Valley Area Plan, the Project site is located in area designated as low for wildfire susceptibility. The Project site is surrounded by areas of low wildfire susceptibility to the north, south,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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and west and areas of very low wildfire susceptibility areas to the east. The Final EIR determined the Project would not expose people or structures to risks associated with wildland fire given the sparse vegetation and sandy soils on each of the sites. The 2007 Addendum determined impacts associated with the Tentative Tract Map approval would not cause any new or more significant impacts. The 2012 Addendum determined the proposed sewer lift station site, revised route of the proposed sewer main, and extension of the proposed water line to the CVWD well field would be located within a very low wildlife zone and would not be expected to expose people or structure to risks associated with wildland fire. The 2015 Project would be located within the same site analyzed in the Final EIR and would incorporate the existing golf course, designated for low wildfire susceptibility, into the site. The 2015 Project would be required to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. Therefore, the 2015 Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

HYDROLOGY AND WATER QUALITY

Would the project:

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?					
d) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g., water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g., increased vectors and/or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Source: e) *Western Coachella Valley Area Plan*, Figure 11, "Western Coachella Valley Area Plan Flood Hazards."

Findings of Fact:

- a) As mentioned previously, the Project site is flat and implementation of the Project would involve grading and various construction activities in area of flat terrain (see Response 19a). The Final EIR determined the flow rate of storm water through the residential site would be at or below pre-project flow rate. With incorporation of mitigation measures, impacts would be reduced to less than significant. The 2007 Addendum determined to adhere to all design recommendations contained in the updated Hydrology study prepared in 2007, resulting in similar impacts. The 2012 Addendum determined the drainage at the reservoir and the proposed sewer lift station site would be designed to maintain existing flows and in compliance with existing Riverside County and City of Cathedral City ordinances and regulations. In addition, the revised route of the proposed sewer main and extension of the proposed water line to the CVWD well field would be located underground and would not alter drainage. The Project site is subject to flooding from Long Canyon to the northeast, Morongo Wash to the northwest and west and Desert Hot Springs Creek (Verbona Wash) from the north, which also flows north to south through the existing golf course. All off-site tributary storm runoff from the north, northwest and northeast would be conveyed through surface sheet flow drainage channel facilities within the Project site along the west (Palm Drive Channel), north (18th Avenue Channel) and east (Bubbling Wells Channel) property lines and through the existing golf course (Golf Course Channel), ultimately outletting beyond 20th Avenue. The 2015 Project's flood control facilities would be constructed in phases corresponding with the construction of the residential and resort land use components, in order to provide necessary flood control protection for development phases as implemented by tract maps and/or plot plans. Each development phase would provide flood control infrastructure for flood conveyance and protection of the project's structures. On-site drainage would also be conveyed through portions of the existing golf course to the development's flood control facilities. The 2015 Project would be in compliance with State Water Board erosion control requirements and would result in less than significant impacts during construction. In addition, the Project would adhere to same mitigation measures listed in the Final EIR. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- b) The Final EIR determined with incorporation of mitigation measures, such as implementing BMP measures to reduce water quality issues, would reduce impacts associated with water quality. The 2007 Addendum determined to adhere to all design recommendations contained in the updated Hydrology study prepared in 2007, resulting in similar impacts. The 2012 Addendum determined all construction including the proposed sewer lift station, revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be required to adhere to the National Pollution Discharge Elimination System (NPDES) requirements. Similar to the Final EIR, the 2015 Project would implement BMP measures to reduce off-site water quality issues during construction to less than significant levels. The 2015 Project would include on-site storm water drainage system with drainage swales and retention basins. The existing golf course would include modifications and improvements for the site's drainage basins. The retention basins would conform to the MS4 Whitewater River Watershed Municipal Stormwater Program. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
<p>c) The Mission Creek Subbasin is a large but finite groundwater aquifer, which serves as the primary water resource for the Desert Hot Springs area and the subject property. The Project site would utilize potable water from the CVWD, which in turn uses a mixture of Colorado River water and groundwater to supplement demand within the CVWD service boundaries. The CVWD has numerous groundwater recharge facilities within the Coachella Valley to offset the lowering of the groundwater table. The Final EIR determined the Project would contribute an overall increase in annual demand for groundwater, resulting in overdraft conditions for the Mission Creek Subbasin. With incorporation of mitigation measures, the Project would result in significant and unavoidable impacts to groundwater levels. The 2007 Addendum determined to adhere to all design recommendation contained in the updated Hydrology study prepared in 2007, resulting in similar impacts. The 2012 Addendum determined no groundwater pumping would occur for the proposed sewer lift station, revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field. In addition, fewer residential units would be constructed, thus reducing the amount of groundwater pumped for domestic use. As discussed in Section 45 Water, the 2015 Project would demand less water than the approved project. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.</p> <p>d) Drainage in the Project area is uniformly level from north to south, with elevations ranging from 810 feet at the northeast corner to 690 feet at the southwest corner of the residential site, and from 960 feet at the northeast corner to 920 feet at the southwest corner of the reservoir site. The Final EIR determined with incorporation of mitigation measures, impacts would be reduced to less than significant. The 2007 Addendum determined to adhere to all design recommendations contained in the updated Hydrology study prepared in 2007, resulting in similar impacts. The 2012 Addendum determined drainage to the reservoir would be constructed to Riverside County standards. All drainage improvements and measures would remain unchanged. The 2015 Project would be designed to include a comprehensive drainage system that collects storm flows, retains the increase in post-development flow, and discharges the surface water at predevelopment levels. The 2015 Project includes flood control facilities, which would treat and retain incremental surface water runoff, within the open space areas along the perimeter of the site and through the existing golf course. The retention basins would conform to the Riverside County Flood Control District and Water Conservation District. Similar to the Final EIR, impacts would be less than significant with incorporation of mitigation measures. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.</p> <p>e) The Final EIR determined the residential site is subject to flooding from the Big Morongo Wash drainage located west of Palm Drive. In addition, the storm drainage system on the residential site would be designed to accommodate maximum 100-year floods from the Long Canyon and Morongo drainages. Also, building pads on the residential site would be constructed out of the 100-year flood plain pursuant to FEMA-approved CLOMR/LOMR applications. The 2007 Addendum would adhere to all design recommendations contained in the updated Hydrology study prepared in 2007, resulting in similar impacts. The 2012 Addendum determined the proposed sewer lift station site would not be located within a 100-year flood plain. The revised route of the proposed sewer main and extension of the proposed water line to the CVWD well field would be located underground and would not be affected by flooding. The 2015 Project would be graded to protect all building pads from a 100-year flood event, in accordance with the CBC, and the on-site storm drain system would convey these flows through the site. The existing golf course clubhouse is located outside of the floodplain, and the proposed storm drainage system would direct flows away from the structure. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.</p>					

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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- f) See Responses 25(d) and (e) above. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- g) See Responses 25(a) through 25(e) above. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- h) Impacts related to new or retrofitted stormwater Treatment Control Best Management Practices were not specifically addressed in the Final EIR and 2007 Addendum. The 2012 Addendum determined drainage on the reservoir site and proposed sewer lift station site would be constructed according to Riverside County and City of Cathedral City standards. In addition, the revised route of the proposed sewer main and extension of the proposed water line to the CVWD well field would be located underground and not cause ponding, increased vectors, or odors. The 2015 Project would be designed to treat storm water runoff via vegetated swales and water quality basins in accordance with the Riverside County Flood Control District and Water Conservation District. The on-site drainage facilities would be maintained by the Homeowners Association to minimize vector population and/or odors. The existing golf course currently employs vector control to minimize environmental effects. Existing operations would continue in order to reduce vector control. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated in the following, the appropriate Degree of Suitability has been checked.

NA – Not applicable

U – Generally Unsuitable

R – Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury, or death involving	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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flooding, including flooding as the result of the failure of a levee or dam (Dam Inundation Area)?

d) Changes in the amount of surface water in any water body?

Sources: *Western Coachella Valley Area Plan, Figure 11, "Western Coachella Valley Area Plan Flood Hazards."* and *Figure S-10, "Dam Failure Inundation Zone"; Riverside County EIR 455; Flood Hazard Analysis and Flood Control Plan for Tract 31789, Solera at Desert Dunes, Riverside County, California (PACE July 2015).*

Findings of Fact:

- a) See discussion for Items 25(e) & (f), above The Final EIR indicated that impacts associated with flooding would be less than significant with the incorporation of mitigation measures. The 2007 Addendum determined implementation of the Project would adhere to the design recommendations contained in the 2007 hydrology report. The 2012 Addendum determined building pads for the residential site would be constructed pursuant to FEMA-approved CLOMR/LOMR applications. In addition, the new sewer lift station and the proposed infrastructure to be constructed along the revised route of the proposed sewer main and extension of the proposed water line to the CVWD well field would not be located within a dam inundation zone and be affected flooding. The 2015 Project would be required to construct storm drain and/or other flood control devices by the Riverside County Flood Control and Water Conservation District for development of the site and are enforced through the County's standard conditions of approval. Similar to the Final EIR, the 2015 Project would include building pads for residential and resort residential uses, including the hotel, would be constructed pursuant to FEMA-approved CLOMR/LOMR applications. The existing golf course clubhouse would remain in its current location, and the proposed facilities within the Project site would ensure that additional on- or off-site flooding would not occur. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- b) See Response 26(a) above. Incorporation of the existing golf course would provide additional open space opportunities to increase absorption rates and decrease surface runoff. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- c) See Response 26(a) above. The proposed drainage facilities within the Project site would ensure flooding from dam or levee failure impacts would be less than significant. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- d) The nearest major body of water, Lake Cahuilla, is located approximately 22 miles to the southeast. The Final EIR and 2007 Addendum did not specifically address impacts related to changes in the amount of surface water in any water body. The 2012 Addendum determined given the distance, surface water levels at Lake Cahuilla would not be affected by stormwater generated by the Project. Therefore, no impacts would occur. Similar to the Final EIR, the 2015 Project would not cause changes in the amount of surface water in any water body. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

LAND USE/PLANNING

Would the project:

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: (a) *Riverside County General Plan*; (b) *WCVAP*; (c) *Project Application Materials*.

Findings of Fact:

- a) The Project site is located in an unincorporated area of Riverside County. The Final EIR determined that the residential and reservoir sites are within the Sphere of Influence (SOI) of the City of Desert Hot Springs. The 2007 Addendum determined the approval of the Tentative Tract Map would not result in any new significant or substantially severe impacts to land use compatibility. The 2012 Addendum determined the proposed sewer lift station is located within the city limits of the City of Cathedral City and is zoned for open space use, which is a permitted conditional use. In addition, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not affect planned land uses on adjacent properties because these proposed uses are located along existing roadways. Therefore, no impacts would occur. The 2015 Project would include single-family residences at a density range of 5 to 8 dwelling units per acre, which is consistent with the Medium High Density Residential (MHDR) land use designation. The existing Desert Dunes Golf Course would be included within the Specific Plan Amendment and designated as Open Space-Recreation (OS-R). The resort residential units and the 50-room boutique hotel would be designated as Commercial Tourist (CT). The resort residential units are a specialized residential use. These units would be individually owned but available for rental for periods of up to 30 consecutive days. Owners choosing to rent their units would be required by the covenants of the purchase and sale agreement to use the centrally managed resort rental program. All short-term rentals would pay TOT to the County of Riverside. The resort residential area would contain a variety of amenities, including swimming pools, available for use by residents and guests in the resort residential units and boutique hotel, as well as by the residents of Planning Area 2. In addition to the SP Amendment, a General Plan Amendment is also proposed to change the General Plan Land Use designation for the southern portion of Planning Area 1 to CT to reflect the planned resort development. Uses allowed by this designation include tourist-oriented uses, such as hotels and golf courses. The proposed uses would be consistent with the proposed land

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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use and zoning designations and would provide a transition between the existing golf course and the Medium-Density Residential uses to the east. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

- b) See Response 28(a) above. The 2015 Project site is located within the City of Desert Hot Springs SOI. The existing golf course would remain designated OS-R, which is a similar designation of the Desert Hot Springs land use plan. Proposed uses would be of similar density (5 to 8 dwelling units per acre) and slightly larger single-family lots (4,000 to 7,000 square feet) than uses proposed within the Desert Hot Springs SOI (up to 5 dwelling units per acre). No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing and planned surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the <i>Comprehensive General Plan</i> (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: (a) Riverside County Planning Department, *Zone Descriptions & Requirements. Movida Desert Dunes Specific Plan*, Hunsaker & Associates, Inc.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Findings of Fact:

- a) The Project site is designated as Medium Density Residential (MDR) as reflected on the Specific Plan land use plan. The Final EIR determined the residential site and open space conservation parcel is designated as a Specific Plan (SP) Zone, which would require a Change of Zone (CZ) to accommodate the Project Specific Plan. The 2007 Addendum determined approval of the Tentative Tract Map would not result in any new or significant or substantially more severe impacts to land use compatibility, due to the decrease in the number of units allowed by the Tentative Tract Map. The 2012 Addendum determined the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not conflict with local zoning or planned land uses along these routes because these uses are located along existing roadways. Therefore, no impacts would occur. The Riverside County General Plan designates a portion of the site surrounding the existing golf course as MDR with a density range of 2 to 5 dwelling units per acre, and the balance of the site as Open Space–Recreation (OS-R). As part of the Specific Plan’s entitlement, the site’s General Plan land use designations will be reconfigured and changed to primarily MHDR in the north portion, and to CT and OS-R in the south and central portions of the Project site, respectively. South of 20th Avenue, the 25-acre parcel will remain Rural Desert (RD) as currently designated. For the project’s residential component, the proposed minimum lot sizes for the single-family homes would range from 4,000 to 7,700 square feet. Along with traditional single-family homes, a variety of residential product types may be constructed in the residential component subject to an approved plot plan application including alley loaded, courtyard cluster, zero-lot line and paired homes. In addition to the residential neighborhoods, other resort residential uses would cover the balance of the Project site, including 900 resort residential units, 50-room boutique hotel. Resort residential units would be individually owned; however, the property owner has the ability to rent out the unit through a centrally managed rental program for short-term (less than 30 days). Short-term rentals would be subject to applicable Transient Occupancy Tax. The existing golf course would be included in the Specific Plan amendment and designated OS-R. Combining the residential, resort residential, and golf course components, the 2015 Project would development up to 2,250 units along with a 50-room boutique hotel and golf-course over approximately 649.6 acres. Overall, the 2015 Project would have an average residential density of less than 5.0 dwelling units per acre, which is consistent with the MDR and MHDR land use designations, along with hotel and golf course uses that are consistent with the CT and OS-R land use designations. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- b) Properties surrounding the residential site, open space conservation parcel, and reservoir site are zoned W-2, Controlled Development, with the exception of properties to the east of the residential site which are zoned R-1, One-Family Dwelling. The Final EIR determined the Project would be compatible with these uses. The 2007 Addendum determined approval of the Tentative Tract Map would not result in any new or significant or substantially more severe impacts to land use compatibility, due to the decrease in the number of units allowed by the Tentative Tract Map. The 2012 Addendum determined the proposed sewer main and the extension of the proposed water line to the CVWD well field would not conflict with local zoning and planned land uses on adjacent properties because these uses are located along existing roadways. In addition, future projects proposed around the Project site would be revised by the County of Riverside, City of Desert Hot Springs, and/or City of Cathedral City for compatibility with the residential use contained with the Specific Plan area. Therefore, no impacts would occur. The uses surrounding the Project site include scattered single-family residential development. As discussed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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in Response 28(a), the 2015 Project would include single-family uses at an average of 5 dwelling units per acre on 4,000 to 7,700 square foot lots, similar to nearby existing uses. The golf course would remain designated as OS-R. The resort residential and hotel uses would be clustered around the existing golf course, with landscaping along the edges of the site to provide distance and a buffer from the existing uses to the south and east. The building heights for tower and architectural vertical treatments of the hotel would break up building massing and provide for the concealment of cellular equipment/communications. The landscaping and location of the resort uses around the golf course would provide a transition between the MDR uses and the proposed MHDR and CT uses. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

- c) The Final EIR determined that with incorporation of one mitigation measure, which requires the County to ensure all potential land use incompatibilities are reduced prior to approval of the Specific Plan, impacts associated with land use compatibility would be less than significant. The 2007 Addendum determined approval of the Tentative Tract Map would not result in any new or significant or substantially more severe impacts to land use compatibility, due to the decrease in the number of units allowed by the Tentative Tract Map. The 2012 Addendum determined the proposed sewer lift station would be located on a vacant desert land with no existing development located in the vicinity of the Project site. In addition, infrastructure on the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be located underground and compatible with land uses on adjacent properties. The 2015 Project would revert the approved density of 2,250 units analyzed in the Final EIR and remove the active-adult age-restriction component from the Project. These uses would be designed consistent with the Specific Plan Design Guidelines to ensure a compatible transition to land uses on adjacent properties. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- d) See Response 27a. The Final EIR determined that impacts associated with consistency with general plan land use designations would be less than significant. The 2007 Addendum determined the approval of the Tentative Tract Map would not result in any new or significant or substantially more severe impacts to land use designations, due to the decrease in the number of units allowed by the Tentative Tract Map. The 2012 Addendum determined the sewer lift station site has been designated by the City of Cathedral as Open Space—Public; however, the site’s zoning designation does allow public utility structures as a conditional use. In addition, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would be located along existing roadways and would be consistent with land use designations on adjacent properties. The 2015 Project would comply with policies of the General Plan. The existing golf course would be designated as OS-R in the Specific Plan amendment, consistent with current zoning and land use designations. The resort residential uses would be consistent with the County’s CT designation. The resort hotel would be designed consistent with the Design Guidelines of the Movida Specific Plan. The clustered resort uses around the golf course would minimize any adverse visual impacts across the site. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- e) The Final EIR determined the development would constitute as an extension of existing residential development patterns in the immediate vicinity. The 2007 Addendum determined approval of the Tentative Tract Map would not result in any new or significant or substantially more severe impacts. The 2012 Addendum determined the sewer lift station would not disrupt or divide an existing community due to its location on vacant desert land. In addition, the revised route of the proposed sewer main and the extension community because the routes are

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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developed as roadways. Therefore, no new or substantially increased significant effects would result with respect to the disruption or division of a community. In addition, the sewer lift station and reservoir site would remain the same as the 2012 Addendum. The 2015 Project would revert to the approved density of 2,250 units analyzed in the Final EIR. The proposed uses would be designed consistent with the MHDR and CT designations. The existing golf course would be designated OS-R. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES

Would the project:

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: (a) *Riverside County General Plan, Multipurpose and Open Space Element, Figure OS-6, "Mineral Resource Zones."*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Findings of Fact:

- a) The General Plan identifies policies that encourage protections for existing mining operations and for the appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroachment on existing extraction. According to the General Plan, the Project site is in an area designated as an area containing mineral deposits (MRZ-3 zone); however, the significance of the deposit is undetermined. The Final EIR would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The 2007 Addendum determined the proposed Tentative Tract Map would not inhibit the extraction of mineral resources, given that the Planning Area is characterized by urban development. The 2012 Addendum determined the proposed sewer lift station would be located in an MRZ-3 zone; however, there would not be a substantial amount of loss of minerals due to the size of the site (0.28 acres). In addition, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not affect mineral sources because these routes are developed as roadways. The 2015 Project would revert to the approved density of 2,250 units analyzed in the Final EIR, and would be located within the area analyzed in the Final EIR, which was identified as an area potentially containing mineral resources (MRZ-3 zone). Where no information is available, no impacts to known mineral resources would occur. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- b) See Response 29(a). The 2015 Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- c) The land adjacent to the Project site is located within an MRZ-3 zone, which contains undetermined mineral resources. The Final EIR and 2007 Addendum did not address hazards associated with mineral extraction. The 2012 Addendum determined it would be unlikely for mining activities to occur next to the residential and reservoir sites because the area is characterized as urban development. The site of the proposed sewer lift station would be compatible with mining activities or surrounding uses, if they were to occur adjacent to the site. In addition, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not be affected by mining activities because the routes are developed along roadways. As previously described, the 2015 Project site is located in an area characterized by urban development and mining activities would be unlikely to occur adjacent to residential uses. The 2015 Project would be compatible with the proposed zoning designations and with the adjacent uses to the north, east, and south. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- d) No existing or abandoned quarries or mines exist in the area surrounding the Project site. The Final EIR and 2007 Addendum determined the Project would not propose any mineral extraction. The Final EIR determined the proposed sewer lift station would be compatible with mining activities or surrounding uses, if they were to occur near the site. In addition, the proposed sewer main and the extension of the proposed water line to the CVWD well field would not be affected by mining activities because these routes would be developed along roadways. As described previously, the site is not located near an abandoned quarry or would be located near a proposed quarry or mine due to the residential and urbanized nature of the area. Similar to the Final EIR, the 2015 Project

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE

Would the project:

Where indicated, the appropriate Noise Acceptability Rating(s) has been checked.

NA – Not Applicable

A – Generally Acceptable

B – Conditionally Acceptable

C – Generally Unacceptable

D – Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: (a) *Riverside County General Plan, Figure S-20, "Airport Locations"*; County of Riverside Airport Facilities Map; Riverside County EIR 455.

Findings of Fact:

- a) The closest airport to the Project site is the Palm Springs International Airport, approximately 5 miles to the south of the site. The Final EIR determined the Project site is within the airport's flight tracks or patterns; however, outside of the airport's land use plan. The Project site is far enough to avoid significant noise exposure to people

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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residing or working in the project area. The 2007 Addendum determined approval of the Tentative Tract Map would not result in any new significant or substantially more severe impacts due to the decrease in the number of units allowed by the Tentative Tract Map. The 2012 Addendum determined the proposed sewer lift station is not located within the airport's land use plan, and uses for the site would not be sensitive to noise. In addition, infrastructure proposed along the revised route of the sewer main and the extension of the proposed water line to the CVWD well field would be located underground and would not be sensitive to noise. Implementation of the 2015 Project would result in the development of 1,350 single-family dwelling units, 900 resort units and a resort hotel, and reconfigure the Planning Areas to include the existing golf course. Similar to the Final EIR, the site is located outside of the airport's land use plan and is at a distance greater than 2 miles from the Palm Springs International Airport. Similar to the Final EIR, the 2015 Project would not expose people residing or working the Project area to excessive noise levels. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

- b) See Response to 30(a). As indicated previously, the Project site is not located within the vicinity of any private airport. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: WCVAP, Figure 7 "Circulation"; Riverside County EIR 455.

Findings of Fact:

- a) The Project site is located 2 miles north to the Union Pacific Railroad. The Final EIR determined the nearest railroad alignment would not cause any noise related impacts. The 2007 Addendum determined approval of the Tentative Tract Map would not result in any new or significant or substantially more severe impacts to railroad noise, due to the decrease in the number of units allowed by the Tentative Tract Map. The 2012 Addendum determined the proposed sewer lift station would be located over 1 mile northeast of the nearest railroad alignment and would not contain noise sensitive uses. In addition, infrastructure proposed along the revised route of the sewer main and the extension of the water line to the CVWD well field would not be noise sensitive since it would be located underground. The 2015 Project would revert to the approved density of 2,250 units analyzed in the Final EIR and reconfigure the residential and resort Planning Areas, as well as include the existing golf course. Similar to the Final EIR, the 2015 Project site would be located 2 miles north of the Union Pacific Railroad and, as such, would not be impacted by railroad noise. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: *Riverside County General Plan*, Circulation Element.

Findings of Fact:

- a) The Project site is located in an unincorporated area of Riverside County in the Coachella Valley, south of the City of Desert Hot Springs and approximately 1.5 miles north of Interstate 10 (I-10). The Final EIR determined that due to the distance from the Project site, the I-10 would not contribute a significant amount of noise to the Project. The 2007 Addendum determined approval of the Tentative Tract Map would not result in any new or significant or substantially more severe impacts to highway noise, due to the decrease in the number of units allowed by the Tentative Tract Map. The 2012 Addendum determined the proposed sewer lift station would be located approximately 1 mile northeast of I-10 and would not contain noise sensitive uses. The 2015 Project would be located in the same site as the Final EIR and due to the distance from the I-10, would not be substantially impacted by noise from the I-10. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Description.

Findings of Fact:

- a) No other noise sources have been identified near the Project site that would contribute a significant amount of noise to the Project site. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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34. Noise Effects on or by the Project					
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: *Riverside County General Plan*, Table N-1 (Land Use Compatibility for Community Noise Exposure); US Department of Transportation, *Construction Noise Handbook*, Chapter 9.0 (August 2006); Project Application Materials.

Findings of Fact:

- a) The Final EIR indicated for conditions at project buildout, the roadway segment of 20th Avenue between Palm Drive and Bubbling Wells Road and the roadway segment of Bubbling Wells Road between 20th Avenue and the project access would experience an increase in noise ranging from 60.4 to 64.4 A-weighted decibels [dB(A)] Community Noise Equivalent Level (CNEL), an increase of approximately 4.4 to 6.4 dB(A) CNEL; the Final EIR would not produce significant noise levels to above 65 dB(A) CNEL on the noise sensitive land uses in the project vicinity. Operational noise would be less than significant with the incorporation of mitigation measures. The 2007 Addendum determined that the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR; therefore, approval of the Tentative Tract Map would not result in any new significant or substantially more severe impacts. The 2012 Addendum determined the proposed sewer lift station site would generate insignificant noise levels, although the closest sensitive receptors are located approximately one mile to the north. In addition, the revised route of the proposed sewer main and extension of the proposed

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

water line to the CVWD well field would be located underground and would not generate noise. The 2015 Project would generate approximately 14,350 weekday trips, approximately 6,000 more trips when compared to the Final EIR as a result of the single-family uses. The increase in trips is mainly due to the removal of the active-adult age-restricted units when compared to the Final EIR. It should be noted that the 2015 Project would not increase traffic beyond what was approved in the Riverside County General Plan (up to 18,240 trips) for the site.

To be considered a significant noise impact in the Final EIR, project traffic must cause a noise-level increase in the area adjacent to the roadway segment greater than 3 dB(A), and the resulting noise level must exceed the County of Riverside 65 dB(A) CNEL exterior noise standard. For conditions at 2015 Project plus existing conditions, the roadway segment of 20th Avenue between Palm Drive and Bubbling Wells Road and the roadway segment of Bubbling Wells Road between 20th Avenue and the project access would experience an increase in noise ranging from 0.0 to 5.6 dB(A) CNEL (see **Appendix B, Roadway Noise Calculations**). The roadway impacts on all other segments would increase from 0.5 to 1.2 dB(A) CNEL. For conditions at 2015 Project plus Year 2035 conditions, the roadway segment of 20th Avenue between Palm Drive and Bubbling Wells Road and the roadway segment of Bubbling Wells Road between 20th Avenue and the project access would experience an increase in noise ranging from 1.4 to 13.6 dB(A) CNEL (see **Appendix B**). The roadway impacts on all other segments would increase from 0.3 to 0.5 dB(A) CNEL. Noise increases under these future conditions would result in an incremental increase in noise levels along adjacent roadways when compared to the Final EIR. However, similar to the Final EIR, noise levels would increase in the future but traffic conditions would not produce significant noise level increases to above 65 dB(A) CNEL on the noise sensitive land uses in the project vicinity. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project or under future traffic conditions.

- b) The Final EIR determined construction related noise and vibration would cause short-term intrusive impacts. However, impacts would be reduced to less than significant with the incorporation of mitigation measures. The 2007 Addendum determined the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR; therefore, approval of the Tentative Tract Map would not result in any new significant or substantially more severe impact of noise levels in the project vicinity. The 2012 Addendum determined the proposed sewer lift station would be located approximately 1 mile to the south of the closest sensitive receptor and may generate noise and vibration levels above existing standards for sensitive uses. In addition, the proposed sewer main and the extension of the proposed water line to the CVWD well field would not occur adjacent to sensitive uses. Therefore, no new or substantially increase significant effects would result with respect to construction noise and vibration. The 2015 Project construction period is anticipated to consist of two phases, with the initial phase involving construction of approximately 288 single-family detached dwelling units in the northwest portion of the site and 500 resort units in the southwest corner of the site by the end of year 2020. The second phase would involve buildout of the remaining dwelling and resort units with as assumed completion by the year 2035. Construction and grading activities would be similar to the Final EIR and include the excavation of earth materials and replacement with properly compacted fill materials. Grading activities would involve the use of standard earth moving equipment, such as a drop hammer, dozers, loaders, excavators, graders, back hoes, pile drivers, dump trucks, and other related heavy-duty equipment, which would be stored on site during construction to minimize disruption of the surrounding land uses. Above-grade construction activities would involve the use of standard construction equipment, such as hoists, cranes, mixer trucks, concrete pumps, laser screeds, and other related equipment.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Equipment used during the construction phases would generate both steady state and episodic noise that would be heard both on and off the Project site. Noise levels generated during construction would primarily affect the residential land uses adjacent to the Project site to the north, east, and south. Noise levels generated during each of the Project phases would range from 85 to 94 dB(A) at a distance of 50 feet. Noise produced by construction equipment would be reduced over distance at a rate of 6 dB per doubling distance. It is anticipated that construction noise levels at the nearest sensitive receptors, approximately 100 feet from the nearest activities, would range from 79 to 88 dB(A). However, pursuant to the County's Noise Ordinance, private construction projects located within 0.25 mile from an inhabited dwelling are exempt from the County's noise standards, provided that: construction does not occur between the hours of 6:00 PM and 6:00 AM during the months of June through September; and construction does not occur between the hours of 6:00 PM and 7:00 AM during the months of October through May. Similar to the analysis provided in the Final EIR, the 2015 Project would adhere to this requirement and would also implement several mitigation measures to alleviate construction noise. Potential construction impacts would be reduced to less than significant. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

In addition to equipment-generated noise associated with construction activities, construction traffic would generate noise along access routes to the proposed development areas. The major pieces of heavy equipment would be moved onto the development only one time for each construction activity (e.g., demolition, grading). In addition, daily transportation of construction workers and the hauling of materials both on and off the 2015 Project site are expected to cause increases in noise levels along study area roadways, although noise levels from such trips would be less than peak hour noise levels generated by Project trips during Project operation. Average daily trips associated with construction activities would not result in a doubling of trip volumes along study area roadways. Given that it takes a doubling of average daily trips on roadways to increase noise by 3 dB(A), the noise level increases associated with construction vehicle trips would be less than 3 dB(A), and potential impacts would be less than significant. Therefore, no new or substantially increased significant effects would result with respect to ambient noise levels in the Project vicinity existing without the 2015 Project when compared to the Final EIR.

- c) See Response 35(a). The 2015 Project would include similar on-site stationary noise sources for single-family and resort residential uses (such as heating, ventilating, and air conditioning equipment) when compared to the Final EIR and would not exceed the County's compatibility threshold. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- d) See Response 35(b). The primary source of vibration during construction of the 2015 Project would be the use of scrapers, bulldozers, a motor grader, and water and pickup trucks. The closest construction activity to a sensitive receptor is estimated to be approximately 100 feet from the closest existing residences to the north, south, and east. Generally, problems with ground-borne vibration from construction sources are localized to areas within approximately 100 feet of the vibration source. Using data provided in the Federal Transit Administration's *Transit Noise and Vibration Impact Assessment* (May 2006) and *Caltrans Transportation and Construction-Induced Vibration Guidance Manual* (June 2004), it was estimated that the vibration level at these nearest residences to the south would be less than the 0.1 inch per second (in/sec) and would not exceed the 0.2 in/sec threshold for residential structures, and thus below the level of potential risk for architectural damage to normal buildings. Therefore, the 2015 Project would not result in significant vibration impacts. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

POPULATION AND HOUSING

Would the project:

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Source: *Riverside County General Plan*, Housing Element; Riverside County EIR 455.

Findings of Fact:

- a) The Project site consists of vacant desert land and an existing golf course. The Final EIR determined the residential and reservoir site are vacant and would not result in the displacement of any housing or residents. The 2007 Addendum determined the units allowed by the Tentative Tract Map would not result in any new significant or substantially more severe impacts to population and housing because the number of units allowed by the Tentative Tract Map is less than the number of units from the Final EIR. The 2012 Addendum determined the proposed sewer lift station would be located on a vacant parcel located west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. In addition, the revised route of the sewer main and the extension of the proposed water line to the CVWD well field would be developed along roadways and would not impact existing housing. The 2015 Project would be developed on a vacant site and would not result in the displacement of any housing or residents. Minor modifications to the golf course would occur to ensure consistent topographical transitions between the proposed uses. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- b) The Final EIR determined the project would accommodate housing needs in the Coachella Valley. The 2007 Addendum determined while the Project would result in fewer residential units than the Final EIR, the Project would accommodate housing needs in the Coachella Valley. The 2012 Addendum determined while the Project would result in fewer residential units than the Final EIR, the Project would accommodate housing needs in the Coachella Valley. The 2015 Project would revert to the approved density of 2,250 units, of which 1,350 units would be designated as single-family dwelling units, similar to the amount of units analyzed in the Final EIR. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- c) See Response 36(a) above. The 2015 Project would be located on a vacant desert land with an existing golf course. No housing currently exists on the site. Similar to the Final EIR, the 2015 Project would not impact or displace a substantial numbers of people. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- d) Impacts related to County Redevelopment Project Areas were not specifically addressed in the Final EIR and 2007 Addendum. The 2012 Addendum determined none of the Project sites and routes of the off-site infrastructure would be located within a County Redevelopment Project Area. Similar to the 2012 Addendum, the 2015 Project site would not be located within a County Redevelopment Area. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- e) Impacts related to population projections and population growth were not specifically addressed in the Final EIR and 2007 Addendum. The 2012 Addendum determined based on average household size of 1.8 persons per household, the development would generate approximately 2,635 residents. The increase accounted for persons 55 years of age and older and was within the CVAG and SCAG demographic projections for the year 2020. The 2015 Project would revert to the approved density of 2,250 units analyzed in the Final EIR and would permit land uses that are consistent with the General Plan land use designations and the maximum permitted density of 5

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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dwelling units per acre. The projected 4,050 persons generated by the 2015 Project would fall within the County SCAG data for year 2020 anticipated a population of 471,500 within unincorporated areas of the County. The resort residential dwelling units are distinguished from other residential uses in that the units are individually owned but may be rented through a single, centrally managed rental program for short-term periods (less than 30 days). The existing golf course would not change its current operations. In addition, no new expansion of existing utility or infrastructure improvements would be needed that differ from requirements analyzed in the Final EIR. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

f) See Response 36(e) above. No new or substantially increased significant effects would result from the 2015 Project with respect to population growth.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

36. Fire Services

Source: *Riverside County General Plan, Safety Element, Figure S-13, "Inventory of Fire Facilities"*.

Findings of Fact:

a) The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The Riverside County Fire Department is administered under contract by Cal Fire, and participates in a Regional Integrated and Cooperative Fire Protection System. This system provides the surrounding areas with additional regional resources to respond to fire service calls when required. The nearest fire stations to the Project site are Desert Hot Springs (Station 37), located at 65958 Pierson Blvd, Desert Hot Springs, approximately 3 miles northwest of the Project site, and the North Palm Springs Skyborne at 11535 Karen Avenue, Desert Hot Springs approximately 4.4 miles northwest of the Project site. The Final EIR determined the Project would generate a limited cumulative increase in demand for fire services; however, impacts would be less than significant with the incorporation of mitigation measures. The 2007 Addendum determined the units allowed by the Tentative Tract Map would not result in any new significant or substantially more severe impacts to population and housing because the number of units allowed by the Tentative Tract Map is less than the number of units from the Final EIR, thus reducing demand on fire services. The 2012 Addendum determined the reservoir site, relocated sewer lift station, and the infrastructure proposed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not demand fire services. The 2015 Project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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would revert to the Final EIR–approved density of 2,250 units and include the existing golf course; therefore, it would generate a limited cumulative increase in fire services. In addition, the 2015 Project would be required to comply with County Ordinance No. 659 to provide for adequate fire protection resources. This is a standard condition of approval and is not considered in need of mitigation under CEQA. Furthermore, all development would implement the same mitigation measures as the approved project to reduce impacts to fire services. Accordingly, the 2015 Project would not directly physically alter existing facilities or result in an increase in demand for services that would require the construction of new facilities. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

37. Sheriff Services

Source: Riverside County Sheriff’s Department.

Findings of Fact:

- a) Police protection services in the County of Riverside are provided by the Riverside County Sheriff’s Department. The Riverside County Sheriff’s Department Palm Desert Station is responsible for the western half of the Coachella Valley’s unincorporated areas. The Final EIR determined the Project would generate a limited cumulative increase in demand for sheriff services; however, impacts would be less than significant with the incorporation of mitigation measures. The 2007 Addendum determined the units allowed by the Tentative Tract Map would not result in any new significant or substantially more severe impacts to sheriff services. The 2012 Addendum determined the reservoir site, relocated sewer lift station, and the infrastructure proposed water line to the CVWD well field would not demand sheriff services. The 2015 Project would revert to the approved density of 2,250 units in the Final EIR and include the existing golf course; therefore, it would generate a limited cumulative increase in demand for sheriff services. The 2015 Project is planned as a private gated community that would include a 24-hour private security service with staff at the main entry. The private security service would work in conjunction with the County Sheriff Department to reduce the demand of the 2015 Project on sheriff services similar to the Final EIR. In addition, the 2015 Project is required to comply with County Ordinance No. 659 to provide for adequate sheriff services. This is a standard condition of approval and is not considered in need of mitigation under CEQA. In addition, all development would implement the same mitigation measures as the approved project to reduce impacts to sheriff services. No new or substantially increased significant effects would result with respect to sheriff services.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Coachella Valley Unified School District, "Schools."

Findings of Fact:

a) The Project site is located within the Palm Springs Unified School District (PSUSD). The nearest schools to the Project site are Bubbling Wells Elementary School, located at 67501 Camino Campanero, Garnet approximately 1.5 miles to the north, Desert Springs Middle School, located at 66-755 2 Bunch Palms Trail, Desert Hot Springs, approximately 2.0 miles to the north, and the Desert Hot Springs High School located at 65850 Pierson Boulevard, Desert Hot Springs, approximately 3.0 miles to the north. The Final EIR, 2007 Addendum and 2012 Addendum determined the revised project would not generate students, and would not generate demand for new or expanded school facilities because the proposed development on the site would be an age restricted single-family residential development. The 2015 Project would permit the development of 1,350 single-family dwelling units and 900 resort units including a boutique hotel. The resort and hotel units would be available for short term rentals and would not generate a permanent population, and thus would not generate students within the PSUSD. The single-family dwelling units would generate additional students within the PSUSD. Senate Bill (SB) 50 states that the exclusive method of mitigating the impact of school facilities according to CEQA is to pay the maximum school fess and that such fees are "deemed to provide full and complete school facilities mitigation" related to the adequacy of school facilities when considering the approval or the establishment of conditions for the approval of the project (Government Code 65996(a) and (b)). The 2015 Project would not physically alter existing facilities or result in the construction of new or physically altered facilities. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan.

Findings of Fact:

a) The closest library to the Project site is the Desert Hot Springs Library, located at 11691 West Drive, Desert Hot Springs, approximately 3.1 miles to the north of the site. The Final EIR, 2007 Addendum, and 2012 Addendum determined that due to the age restriction and the on-site amenities available to the residents, impacts on library services is anticipated to be less than significant. The 2015 Project would remove the active-adult age-restriction component of the Project, thus potentially generating demand on local library facilities. In addition, the 2015 Project would be required to comply with County Ordinance No. 659, which establishes a development impact

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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fee program to address the increased need for additional facilities, services, and open space. Payment of development impact fees as part of project conditions of approval would ensure adequate library services and would not create a significant incremental demand for library services. The 2015 Project would not require the provision of new or altered library facilities at this time. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: *Riverside County General Plan.*

Findings of Fact:

- a) The closest hospital to the Project site is Desert Regional Medical Center, located at 1150 N. Indian Canyon Drive, in the City of Palm Springs, approximately 7 miles to the south of the site. The Final EIR and the 2007 Addendum did not determine impacts related to health services. The 2012 Addendum determined the project would not generate a demand for new or expanded facilities for health services. The 2015 Project would revert to the approved density of 2,250 units analyzed in the Final EIR that would generate an incremental demand on nearby medical facilities. Similar to the Final EIR, the Project would not physically alter existing facilities or result in an increase in demand for services that would require the construction of new or physically altered medical facilities. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION
Would the project:

41. Parks and Recreation					
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- a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: GIS database; Ord. No. 460, Section 10.35 (Regulating the Division of Land—Park and Recreation Fees and Dedications); Ord. No. 659 (Establishing Development Impact Fees); Parks & Open Space Department Review; Riverside County EIR 455.

Findings of Fact:

- a) The nearest public park to the Project site is the Mission Springs Park, located in Desert Hot Springs, approximately 1.5 miles to the north. The Final EIR determined that construction of project-specific recreational amenities is not expected to have an adverse physical effect on the environment. The 2007 Addendum determined the development of the community center would contribute to overall construction impacts, but impacts related to the construction of the recreational facility would be less than significant. The 2012 Addendum determined the same number of recreational facilities would be included as the Final EIR. The 2015 Project would include the existing golf course, two main amenity/recreation areas, three secondary amenity/recreation areas, an internal trail system connecting residents throughout the site, and open space around the perimeter of the site. The existing golf course would include minor improvements to ensure consistent transition between the proposed uses. Operation of the golf course would not be significantly impacted by the 2015 Project. Project implementation would not require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- b) The Final EIR determined development of project amenities would minimize impacts to existing local and regional parks. The 2007 Addendum determined as the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR, approval of the Tentative Tract Map would not result in more severe impacts related to the physical deterioration of the facility. The 2012 Addendum determined implementation of the Project would include the same number of recreational facilities as the Final EIR and would have a less residential population that may use the local and regional parks. The 2015 Project would include the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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existing golf course, two main amenity/recreation areas, three secondary amenity/recreation areas, an internal trail system connecting residents throughout the site, and open space around the perimeter of the site. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

- c) The Project site is subject to Quimby Act requirements. The 2007 Addendum determined that because the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR, approval of the Tentative Tract Map would not result in more severe impacts related to park fees. The 2012 Addendum determined implementation of the project and its uses would satisfy the requirements of the Quimby Act. The 2015 Project would be required to dedicate a minimum of 12 acres of parkland or pay parks and recreation fees to meet the requirements of Ordinance No. 460. The 2015 Project would provide a combination of parkland in the form of the recreational areas and would pay the required park fees to satisfy the Quimby Act requirements. Similar to the Final EIR, the 2015 Project would result in less than significant impacts. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: Western Coachella Valley Area Plan, Figure 8, "Trails and Bikeway System."

Findings of Fact:

- a) According to the Western Coachella Valley Area Plan, a Class II Bike Path/Regional Trail is proposed along Palm Drive. Impacts related to recreational trails were not specifically addressed in the Final EIR and 2007 Addendum. The 2012 Addendum determined implementation of the Project would not inhibit the construction of the proposed bike path along Palm Drive. The 2015 Project would not substantially increase significant effects with respect to recreational trails. Internal trail systems are included for residents and connect each Planning Area. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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TRANSPORTATION/TRAFFIC

Would the project:

43. Circulation

a) Conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and nonmotorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
d) Alter waterborne, rail, or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: (a) Endo Engineering, *Desert Dunes Traffic Assessment* (September 2015).

Findings of Fact:

- a) The Final EIR determined that implementation of the Specific Plan would result in significant and unavoidable traffic/circulation roadway and intersection impacts under year 2009 and RCIP buildout conditions, including, but not limited to, temporary impacts prior to the buildout of new lanes, signals, ramps, etc. The 2007 Addendum determined the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR and, therefore, would not result in more severe impacts related to traffic and transportation. The 2012 Addendum would result in the construction of fewer residential units than the Final EIR, thus reducing the amount of vehicle traffic on the local roadway system. In addition, the reservoir site, relocated sewer lift station, revised route of the proposed sewer main, and extension of the proposed water line to the CVWD well field would not generate any traffic. The 2015 Project would generate up to 14,350 weekday trips when fully occupied.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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The trips to the golf course would remain similar to the existing trips currently generated to and from the golf course. The 2015 Project would potentially impact Palm Drive at North Site Access; Palm Drive at Golf Course Access; Palm Drive at 20th Avenue; Mountain View Road at Varner Road; Date Palm Drive at Varner Road; and Mountain View Road at 20th Avenue. Under the 2020 Opening Year scenario, widening Palm Drive between I-10 and 18th Avenue from four to six lanes would accommodate 2015 Project traffic volumes (see **Appendix C, Traffic Impact Study**). Payment of traffic impact fees for traffic signals at these intersections would ensure acceptable levels of service in the study area and reduce impacts to less than significant in accordance with the scenarios analyzed in the traffic study. Future traffic volumes forecast along the I-10 west of Date Palm Drive would approach acceptable levels of service; however, due to the margin of error inherent in the traffic model, a 10 lane freeway would be able to accommodate all future traffic volumes. To comply with General Plan circulation policies and standards, the applicant would dedicate appropriate right-of-way to accommodate master planned circulation half-section improvements adjacent to the Project site along Palm Drive, 18th Avenue, Bubbling Wells Road, and 20th Avenue. The traffic analysis indicated that roadways in the study area would maintain the applicable minimum level of service performance standards at the key intersections during peak hours. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

- b) See Response 44(a). The 2015 Project determined the roadways located within the Project area within the CMP include Palm Drive, Gene Autry Trail, Mountain View Road, Date Palm Drive, Pierson Boulevard, Hacienda Avenue, Two-Bunch Palms Trail, Dillon Road, and Varner Road. To ensure that traffic delays are kept to a minimum, roadways in the study area would maintain the applicable minimum level of service performance standards at key intersections during peak hours with implementation of similar mitigation measure set forth in the Final EIR, including the payment of Transportation Uniform Mitigation Fee (TUMF) program fees. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- c) The closest airport to the Project site is Palm Springs International Airport, approximately 4.9 miles to the south of the Project site. The Final EIR determined implementation of the Project is not expected to adversely affect air traffic patterns because the Project site is not located within the boundaries of an airport land use or ALUC hazard zone. The 2007 Addendum determined as the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR, implementation of the Project would not result in more severe impacts related to air traffic. The 2012 Addendum determined the height of the proposed structures would not affect air traffic patterns. The 2015 Project could permit tower features that would be 80 feet in height. However, airplane takeoffs and landings are at a sufficient distance from the Project site and would not pose a safety risk; airline traffic would be similar and no airline safety risks would occur. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- d) The Final EIR determined implementation of the project is not expected to adversely affect air, rail, or waterborne patterns or safety of travel. The 2007 Addendum determined that because the number of units allowed by the Tentative Tract Map is less than number of units identified in the Final EIR, implementation of the Project would not result in more severe impacts related to waterborne, rail or air traffic. The 2012 Addendum determined the nearest rail line is located approximately 2 miles south of the proposed sewer lift station site; however, no rivers, lakes, or other conveyance of water related traffic exists in the project vicinity or region. The 2015 Project would reconfigure the Planning Areas to allow development of single-family homes and resort residential and hotel

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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uses. However, the reconfigured uses would not be located within the vicinity of a river, lake, or other conveyance of water related traffic. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

- e) The Final EIR determined that clear, unobstructed sight distances be included at site access points, as well as all internal intersection to ensure motorists can enter and exit the site with minimum hazard and disruption of through traffic. The 2007 Addendum determined that because the number of units allowed by the Tentative Tract Map is less than number of units identified in the Final EIR, implementation of the Project would not result in more severe impacts related to hazards due to design features. The 2012 Addendum determined the roadway network would remain the same as the Final EIR, resulting in similar impacts related to design hazards. The 2015 Project would provide primary access via a security entry located on Palm Drive. Secondary access gate would be provided at the golf course entry on Palm Drive, as well as along, Bubbling Wells Road, and 20th Avenue. Internally, a Collector Loop Road would provide access with the Project area. The internal circulation system would be designed in accordance with County of Riverside guidelines and would provide adequate fire department access and widths. Line of sight for turning movements would be provided according to Caltrans and County of Riverside guidelines. Similar to the Final EIR, the 2015 Project would implement mitigation measures to ensure sufficient sight distances are provided at all entrances. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- f) Impacts related to the need for new or altered County roads were not specifically addressed in the Final EIR and 2007 Addendum. The 2012 Addendum determined implementation of the Project would result in the construction of an internal roadway network that would require maintenance in the long-term. Maintenance of on-site roads would be funded through association dues, and maintenance of perimeter roads would be funded by property taxes. The 2015 Project would ensure traffic delays are kept to minimum by implementing similar mitigation measures set forth in the Final EIR. Similarly, the 2015 Project would implement the Transportation Uniform Mitigation Fee (TUMF), which requires the applicant to contribute a fair-share basis to the cost of required roadway improvements within the study area. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- g) Impacts related to construction traffic were not specifically addressed in the Final EIR and 2007 Addendum. The 2012 Addendum determined that implementation of the Project is not anticipated to affect any other roadways within the vicinity of the Project site or along roadway where off-site infrastructure would be constructed because these roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site; thus no long-term road closures would be required. The 2015 Project would incorporate traffic control measures as a design feature, which would minimize construction conflicts on adjacent roadways. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- h) The Final EIR determined the proposed internal street network and land use plan would be designed to provide adequate emergency access to all portion of the site. The 2007 Addendum determined that because the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR, approval of the Tentative Tract Map would not result in more severe impacts related to inadequate emergency access. The 2012 Addendum determined the roadway network would be similar as the road network analyzed in the Final EIR. The 2015 Project would reconfigure the Planning Areas to allow development of single-family homes, the existing golf course, and resort residential and hotel uses. Access would be designed according to County of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Riverside standards. Impacts related to providing adequate emergency access to all portions of the site would remain the same as those under the Final EIR. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

- i) The Final EIR determined implementation of the Project would comply with the County's adopted plans and policies that are supportive of alternative modes of transportation. The 2007 Addendum determined that because the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR, approval of the Tentative Tract Map would not result in more severe impacts related to conflicting with adopted policies, plan, or programs. The 2012 Addendum determined the land uses proposed would be similar to the Final EIR and, therefore, would not interfere with the County's adopted plans policies. The 2015 Project would not conflict with adopted policies regarding alternative transportation. The 2015 Project would provide adequate internal pathways and connections to regional bike paths and trails. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Western Coachella Valley Area Plan, Figure 8, "Trails and Bikeway System."

Findings of Fact:

- a) See response 42(a). According to the Western Coachella Valley Area Plan, a Class II Bike Path is proposed along Palm Drive (from Varner Road to Camino Adventura). The Final EIR and 2007 Addendum did not address impacts related to recreational trails. The 2012 Addendum would not inhibit the construction of the planned bike path and no impacts would occur. The 2015 Project would not interfere with the development of a future Class II bike lane. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS
Would the project:

45. Water					
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- a) Require or result in the construction of new water treatment facilities or the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: (a) Riverside County Land Information System; (b) Coachella Valley Water District, *2010 Urban Water Management Plan*, Table 3-10 and Table 3-19.

Findings of Fact:

- a) The Project site is currently vacant and would be served by the CVWD. The Final EIR determined that sufficient water supplies are available to meet the demand of the Project. A Water Supply Assessment and Water Supply Verification were approved by CVWD prior to the certification of the Final EIR. The water demand approved for the Final EIR was 1,786.5 acre-feet per year. In addition, impacts associated with infrastructure would be less than significant with incorporation of mitigation measures. The 2007 Addendum determined approval of the Tentative Tract Map would not result in any new significant or substantially more severe impacts due to decrease in the number of units allowed by the Tentative Tract Map. The 2012 Addendum determined the reduced number of residential units from the Final EIR would reduce the amount of water needed. In addition, the reservoir site, relocated sewer lift station, infrastructure proposed along the revised route of the sewer main, and extension of the proposed water line to the CVWD well field would not demand water. The 2015 Project would revert to the approved density units of 2,250 units analyzed in the Final EIR and remove the active-adult age restriction component from the Project. The 2015 Project would generate a water demand of 1,672.5 feet per year, approximately 114 fewer acre-feet of water demand per year than approved in the Final EIR. The existing golf course would continue to efficiently utilize water supplies to the course. Please note that the current drought condition does not affect long-term water supply planning by CVWD because the Coachella Valley Water Management Plan (CVWMP) addresses management of water use during drought periods, consistent with state law. In addition, CVWD water supplies have been reallocated resulting in fewer water supplies and water demand. Therefore, similar to the Final EIR, the CVWD would have adequate resources to provide water to future users in the valley through 2045. The Project would not physically alter existing facilities or result in the construction of new or physically altered facilities. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- b) See Response 45(a). The golf course currently receives water from CVWD, which would continue with implementation of the 2015 Project. The 2015 Project would have sufficient water supplies available to serve the Project from existing entitlements and resources, and would not require new or expanded entitlements.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or the expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: (a) Coachella Valley Water District, *Coachella Valley Water Management Plan 2010 Update Final Report* (January 2012).

Findings of Fact:

a) The Project is located within the CVWD sewer services area. CVWD collection and treatment services do not currently exist in the project vicinity. CVWD's nearest connection point is approximately 7.6 miles southeast of the Project site. This line is connected to Waste Water Treatment Plant No. 7 on 38th Avenue, east of Jefferson Street. The project would generate approximately 337,500 gallons per day of wastewater. The Final EIR determined sewer collection lines would need to be extended from the existing facilities to service the proposed development, thus not requiring the construction of new wastewater treatment facilities. The 2007 Addendum determined the number of units allowed by the Tentative Tract Map is less than the number of units identified in the Final EIR and therefore would reduce the amount of wastewater generated. The 2012 Addendum determined implementation of the Project would result in fewer residential units than the Final EIR, thus reducing the amount of wastewater that would be generated. The 2015 Project would generate approximately 405,000

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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gallons of wastewater per day, an incremental increase of 67,500 gallons per day. The current treatment capacity of Waste Water Treatment Plan No. 7 is 5.0 million gallons per day (mgd) of secondary treatment and 2.5 mgd of tertiary treatment with an additional planned capacity of 5.0 mgd for tertiary treated water, or a total capacity of 7.5 mgd. The treatment plant currently treats an average of 3.0 mgd and with the 2015 Project would be 3.4 mgd, which would be within the existing and planned treatment capacity. In addition, the on-site wastewater systems would comply with the requirements of the California Plumbing Code. All potential impacts from the construction of the sewer lines would be consistent with the determinations identified in the Final EIR. Therefore, the 2015 Project would not require or result in the construction of new wastewater treatment facilities. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

- b) As described above, the collection line from the Project site would be connected to Waste Water Treatment Plant No. 7. The Final EIR determined the plant would be operating at 93 percent capacity at project buildout, thus, impacts associated with sewer capacity would be less than significant. The 2007 Addendum determined that due to the reduced number of residential units from the Final EIR, the amount of wastewater produced would also be reduced. The 2012 Addendum determined the reservoir site, relocated sewer lift station, and the infrastructure proposed along the revised route of the sewer main and the extension of the water line to the CVWD well field would not generate wastewater, thus, not adding new or substantially increasing significant effects with respect to sewer capacity. As discussed above, the 2015 Project would not exceed the existing or planned treatment capacity of the Wastewater Treatment Plant No. 7, similar to the Final EIR. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measure.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Sources: (a) CalRecycle, "Solid Waste Information System"; CalRecycle, "Justification Diversion/Disposal Rate Summary." <http://www.calrecycle.ca.gov/swfacilities/directory/Search.aspx>.

Findings of Fact:

- a) The Project would result in potential impacts to landfill capacity from the generation of solid waste during construction and operation. Desert Valley Disposal, also known as Palm Springs Disposal, provides solid waste collection and disposal services to Riverside County. Solid waste collected in the County is transported to the Edom Hill Transfer Station. Wastes are sorted and sent to either the Lambs Canyon Landfill in Beaumont, the Badlands Landfill in Moreno, or the El Sobrante Landfill in Corona. The Final EIR determined the landfill would accommodate the project's anticipated volume of solid waste of 3,332 tons per year. The 2007 Addendum determined that due to the reduced number of residential units from the Final EIR, the amount of solid waste produced would also be reduced. The 2012 Addendum determined the reservoir site, relocated sewer lift station, and the infrastructure proposed along the revised route of the sewer main and the extension of the water line to the CVWD well field would not generate solid waste, thus, not adding new or substantially increasing significant effects with respect to solid waste. The annual disposal rate at the Lamb Canyon facility is 0.46 million tons per year. The landfill is permitted to receive a maximum of 5,000 tons per day and it is projected that current landfill capacity will extend to 2021, but the Lamb Canyon landfill has potential for expansion. The 2015 Project would revert to the approved density of 2,250 units analyzed in the Final EIR, remove the active-adult age-restriction component of the Project, add a resort residential component, and include the existing golf course. The 2015 Project is estimated to generate approximately 3,121 tons per year of solid waste, or approximately 211 tons less per year than the Final EIR. Accordingly, all landfills would have the capacity to accept the solid waste generated by the 2015 Project. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.
- b) The following federal and state laws and regulations govern solid waste disposal. The U.S. Environmental Protection Agency (EPA) administers the Resource Conservation and Recovery Act of 1976 and the Solid Waste Disposal Act of 1965, which govern solid waste disposal. In the State of California, AB 939 (Integrated Solid Waste Management Act of 1989; Public Resources Code, 40050 et seq.) requires every California city and county to divert 50 percent of its waste from landfills by the year 2000 by such means as recycling, source reduction, and composting. In addition, AB 939 requires each county to prepare a countywide siting element specifying area for transformation or disposal sites to provide capacity for solid waste generate in the county that cannot be reduced or recycled for a 15-year period. AB 1327, the California Solid Waste Reuse and Recycling Access Act of 1991, requires local agencies ordinances mandating the use of recycle materials in development projects. The Final EIR determined the Project should comply with the County's Solid Waste Source Reduction Recycling Element and all regulatory requirements regarding solid waste, such as State Model Ordinance (AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991). The 2007 Addendum determine due to the reduced number of residential units from the Final EIR, the amount of solid waste produced would also be reduced. The 2012 Addendum determined Riverside County has enough landfill capacity to meet future growth in the valley for 15 years. The Project would also require a Waste Recycling Plan to identify the estimated quantity and location of recycling for construction and demolition debris generated by the Project. Compliance with the Riverside County

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Waste Management Department Design Guidelines for Refuse and Recyclables Collection and Loading Areas is required prior to the issuance of a building permit. The 2015 Project would be required to comply with all applicable laws and regulations governing solid waste, including those listed previously. These applicable laws and regulations include federal, State, and local statutes and regulations related to solid waste (AB 341: California's 75 Percent Recycling Goal, SB 1016: Diversion Compliance, Per Capita Disposal Rate, and AB 939: Integrated Waste Management Act). No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: None

Findings of Fact:

a-g) The Final EIR determined construction of the utility facilities (i.e., air quality) or the expansion of the existing facilities would result in significant impacts even with the incorporation of mitigation measures. The 2007 Addendum determined that due to the reduced number of residential units from the Final EIR, impacts related to air quality would be reduced. The 2012 Addendum also determined that due to the reduced number of residential units from the Final EIR, impacts associated with constructing utility facilities would also be reduced when compared to the Final EIR. In addition, the relocated sewer lift station would result in the same type of development as mentioned in the Final EIR. The 2015 Project would include the development of 2,250 dwelling units within the same development footprint, similar to the number analyzed in the Final EIR, as well as the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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existing golf course. Therefore, the 2015 Project would implement the same mitigation measures as the Final EIR to reduce impacts related to constructing utility facilities. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: Compliance with previously certified Riverside County EIR 455 mitigation measures.

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements will be followed.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: None

Findings of Fact:

a) The Final EIR and 2007 Addendum did not specifically address impacts related to energy conservation. The 2012 Addendum determined that the development permitted under the Specific Plan would be required to comply with Title 24 of the California Code of Regulations. The 2015 Project would also be required to comply with Title 24 of the California Code of Regulations. In addition, there are no adopted energy conservation plans that are applicable to the 2015 Project. Therefore, no impacts would occur. No new information, changed circumstances, or more severe impacts would occur with the implementation of the 2015 Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

OTHER

50. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: N/A.

Findings of Fact:

a) No other issues of potential concern have been identified.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: All applicable sources provided above.

Findings of Fact:

a) Implementation of the Final EIR may degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The 2007 Addendum determined land uses allowed by the Tentative Tract Map would not result in any new or substantially more severe impacts. The 2012 Addendum may also cause environmental degradation; however, the project would not result in any new or substantially more severe impacts. The 2015 Project would revert to the approved density of 2,250 units, remove the active-adult age-restriction component from the Project, and remain within the development footprint analyzed in the Final EIR. The existing golf course would be included in the 2015 Project and include improvements to ensure consistent transitions between the proposed uses. Accordingly, development of land uses allowed by the 2015 Project would not result in any new or substantially more severe impacts than those identified in the Final EIR. Therefore, no new or substantially more severe impacts would result with respect to environmental degradation, reduced habitat of sensitive fish, wildlife, or plant species, or eliminate important examples of the major periods of California history or prehistory.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)

Sources: Riverside County Environmental Impact Report 455; Endo Engineering, *Desert Dunes (SP336A1); Traffic Impact Analysis* (September 2015).

Findings of Fact:

The Final EIR determined significant and unavoidable cumulative impacts would result with respect to traffic, groundwater resources, biological resources, air quality, and water supply. These significant and unavoidable cumulative impacts were deemed by the County to be acceptable by adopting a Statement of Overriding Considerations after certification of the Final EIR. The 2007 Addendum determined implementation of the Project would have temporary effects associated with dust and noise. The 2012 Addendum determined implementation of the Project would be substantially consistent with the Final EIR. Development of land uses allowed by the 2015 Project would not result in any new or substantially more severe cumulative impacts than those identified in the Final EIR. Therefore, no new or substantially more severe cumulative impacts would result with respect to cumulative impacts.

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

Sources: Riverside County Environmental Impact Report 455 Hunsaker & Associates, *Movida Desert Dunes Specific Plan* (September 2015).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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Findings of Fact:

The Final EIR, 2007 Addendum and 2012 Addendum determined implementation of the Project would not have a substantial adverse effect on human beings. The 2015 Project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Therefore, no new or substantially more severe impacts would result with respect to substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

- A. *County of Riverside General Plan*
- B. RCLIS—Riverside County Land Information System
- C. Environmental Impact Report No. 455
- D. Desert Dunes Traffic Assessment, prepared by Endo Engineering, dated September 2015.

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92502

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - PALM DESERT
77588 El Duna Ct. Suite H
Palm Desert, CA 92211**

DATE: October 14, 2015

TO:

Riv. Co. Transportation Dept. - Desert
Riv. Co. Trans. Dept. - Landscape Section
Riv. Co. Environmental Health Dept. - Desert
Riv. Co. Flood Control District
Riv. Co. Public Health Dept.

Riv. Co. Fire Department - Desert
Riv. Co. Building & Safety - Grading
Riv. Co. Building & Safety - Plan Check
P.D. Environmental Programs Division
P.D. Geology Section

P.D. Archaeology Section
Coachella Valley Water

SPECIFIC PLAN NO. 00336 AMENDED NO. 1 - EA42744 - Applicant: VLP Capital, Inc. - Engineer/Representative: Hunsaker & Associates Irvine, Inc. - Fourth Supervisorial District - Pass & Desert Zoning District - Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 - 5 du/ac) and Rural: Rural Desert (10 acre min.) - Location: Northerly of Avenue 20, southerly of Avenue 18, westerly of Bubbling Wells Road, and easterly of Palm Drive - 478 Gross Acres - Zoning: Specific Plan (SP) - REQUEST: The proposed Specific Plan Amendment would add the existing golf course to the Specific Plan Area and reconfigure the planning areas to allow development of single-family homes on the northern portion of the site and resort residential uses and a small boutique hotel, containing up to 50 rooms, along the southern portion of the existing golf course. The Specific Plan Amendment will also revert the approved density back to the EIR/CEQA analyzed 2,250 units and will remove the active-adult (55+) age-restriction component from the project. Planning Areas 1-6 will include 1,350 single-family lots on approximately 282 acres. These Planning Areas will include 4,000; 5,000; 6,000; and 7,000 square foot lots. - APNs: 660-040-003, 657-490-004, 657-490-003, 657-490-001

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC comment on November 12, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

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

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP 00336A1

DATE SUBMITTED: 11/17/14

APPLICATION INFORMATION

Applicant's Name: VLP Capital, Inc.

E-Mail: seanrunnels@earthlink.net

Mailing Address: 36953 Cook Street, Suite 103

Palm Desert CA 92211
City State ZIP

Daytime Phone No: (760) 610-2094 Fax No: (760) 610-2245

Engineer/Representative's Name: Hunsaker & Associates E-Mail: bhay@hunsaker.com

Mailing Address: 2900 Adams Street, Suite A-15

Riverside CA 92504
City State ZIP

Daytime Phone No: (951) 352-7200 Fax No: (951) 352-8269

Property Owner's Name: VLP Capital, Inc. E-Mail: seanrunnels@earthlink.net

Mailing Address: 36953 Cook Street, Suite 103

Palm Desert CA 92504
City State ZIP

Daytime Phone No: (760) 610-2094 Fax No: (760) 610-2245

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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"

APPLICATION FOR SPECIFIC PLAN LAND USE

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Sean Runnels Sean M Runnels
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Sean Runnels Sean M Runnels
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 657-490-001, 657-490-003, 657-490-004 & 660-040-003

Section: 17 & 18 Township: 3S Range: 5E

Approximate Gross Acreage: 471.9

General location (nearby or cross streets): North of 20th Avenue, South of 18th Avenue, East of Palm Drive, West of Bubbling Wells Road.

APPLICATION FOR SPECIFIC PLAN LAND USE

Thomas Brothers map, edition year, page number, and coordinates: Pages 726 & 727, Grid A3,A4,B3 B4,B5,J3,J4,J5

Land Uses: Please provide a listing of the **proposed** land uses to include the following:

1. Residential uses by product type, number of units and acreage;
2. Commercial uses with proposed acreage;
3. Industrial uses with proposed acreage;
4. Open space/recreational uses with proposed acreage;
5. Public facilities with proposed acreage, etc.

<u>LAND USE</u>	<u>ACREAGE</u>	<u>NUMBER OF UNITS</u> <small>(RESIDENTIAL ONLY)</small>
Residential (Single-Family)	238.1	Single-Family - 1,350 units
Resort	85.9	Multi-Family - 900 units
Open Space	101.3	
Backbone Streets	46.6	

The applicant shall provide a brief description of the project (not to exceed 10 pages) that will be used to help prepare the initial study (environmental assessment). Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment.

FILING INSTRUCTIONS FOR SPECIFIC PLAN APPLICATION

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Specific Plan application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE SPECIFIC PLAN FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved. A copy of a grant deed of each property involved will suffice.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA01164 DATE SUBMITTED: 2/02/2016

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: VLP Capital, Inc. (Contact: Sean Runnels) E-Mail: seanrunnels@earthlink.net

Mailing Address: 36953 Cook Street, Suite 103
Palm Desert CA 92211
City State ZIP

Daytime Phone No: (760) 610-2094 Fax No: (760) 610-2245

Engineer/Representative's Name: Hunsaker & Associates / Brad Hay E-Mail: bhay@hunsaker.com

Mailing Address: 2900 Adams Street, Suite A-15
Riverside CA 92504
City State ZIP

Daytime Phone No: (951) 352-7200 Fax No: (951) 352-8269

Property Owner's Name: DDGC HOLDING LTD, A CALIFORNIA CORPORATION E-Mail: seanrunnels@earthlink.net
VLP Capital, Inc Contact: Sean Runnels

Mailing Address: 36953 Cook Street, Suite 103
Palm Desert CA 92211
City State ZIP

Daytime Phone No: (760) 610-2094 Fax No: (760) 610-2245

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Sean Runnels, VLP Capital, Inc.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Sean Runnels, VLP Capital, Inc.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Sean Runnels, DDGC HOLDING LTD, A CALIFORNIA CORPORATION

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 657-490-002, 657-490-003, 657-490-004
Section: 17 & 18 Township: 3S Range: 5E
Approximate Gross Acreage: 357.84

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of 20th Avenue, South of 18th Avenue, East of Palm Drive, West of Bubbling Wells Road.

Thomas Brothers map, edition year, page number, and coordinates: Pages 726 Grid J3,J4,J5, & 727 Grid A3,A4,B3 B4,B5

Existing Zoning Classification(s): SP Zone and W-2

Existing Land Use Designation(s): MDR and OS-R

Proposal (describe the details of the proposed general plan amendment):

General Plan Amendment, changing APN 657490002 approximately 177.9 acres from OS-R to CT;
changing a portion of APN 657490003 and all of APN 657490004 approximately 143 acres from MDR to CT.

Related cases filed in conjunction with this request:

SP00336A1

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. SP00336A1

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): EIR 00455

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Southern California Edison		
Gas Company	The Gas Company	x	
Telephone Company		x	
Water Company/District	Mission Springs Water District		
Sewer District	Mission Springs Water District	x	

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) _____



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07899 DATE SUBMITTED: 2/02/2016

APPLICATION INFORMATION

Applicant's Name: VLP Capital, Inc. (Contact: Sean Runnels) E-Mail: seanrunnels@earthlink.net

Mailing Address: 36853 Cook Street, Suite 103
Palm Desert Street CA 92211
City State ZIP

Daytime Phone No: (760) 610-2094 Fax No: (760) 610-2245

Engineer/Representative's Name: Hunsaker & Associates / Brad Hay E-Mail: bhay@hunsaker.com

Mailing Address: 2900 Adams Street, Suite A-15
Riverside Street CA 92504
City State ZIP

Daytime Phone No: (951) 352-7200 Fax No: (951) 352-8269

Property Owner's Name: DDGC HOLDING LTD., A CALIFORNIA CORPORATION
(Contact: Sean Runnels) E-Mail: seanrunnels@earthlink.net

Mailing Address: 36953 Cook Street, Suite 103
Palm Desert Street CA 92211
City State ZIP

Daytime Phone No: (760) 610-2094 Fax No: (760) 610-2245

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

Desert Office · 38886 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

Sean Runnels, VLP Capital, Inc.

PRINTED NAME OF APPLICANT

Sean M. Runnels
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Sean Runnels, VLP Capital, Inc.

PRINTED NAME OF PROPERTY OWNER(S)

Sean M. Runnels
SIGNATURE OF PROPERTY OWNER(S)

Sean Runnels, DDGC HOLDING LTD., A CALIFORNIA CORPORATION

PRINTED NAME OF PROPERTY OWNER(S)

Sean M. Runnels
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 657490002

Section: 17 & 18 Township: 3S Range: 5E

Approximate Gross Acreage: 177.9 acres

General location (nearby or cross streets): North of 20th Avenue, South of 18th Avenue, East of Palm Drive, West of Bubbling Wells Road

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: Pages 726 Grid J3,J4,J5, & 727 Grid A3,A4,B3 B4,B5,

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Changing APN 657490002 approximately 177.9 acres from existing W-2 zone to proposed SP Zone for internal consistency with proposed specific plan amendment (SP00336A1).

Planning Area 1, Golf Course in Specific Plan Movida Desert Dunes (SP00336A1) is currently outside of the specific plan area and will now be incorporated into the Specific Plan.

Related cases filed in conjunction with this request:

SP00336A1

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/10/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ07899/GPA01164/SP00336A1 For

Company or Individual's Name Planning Department

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

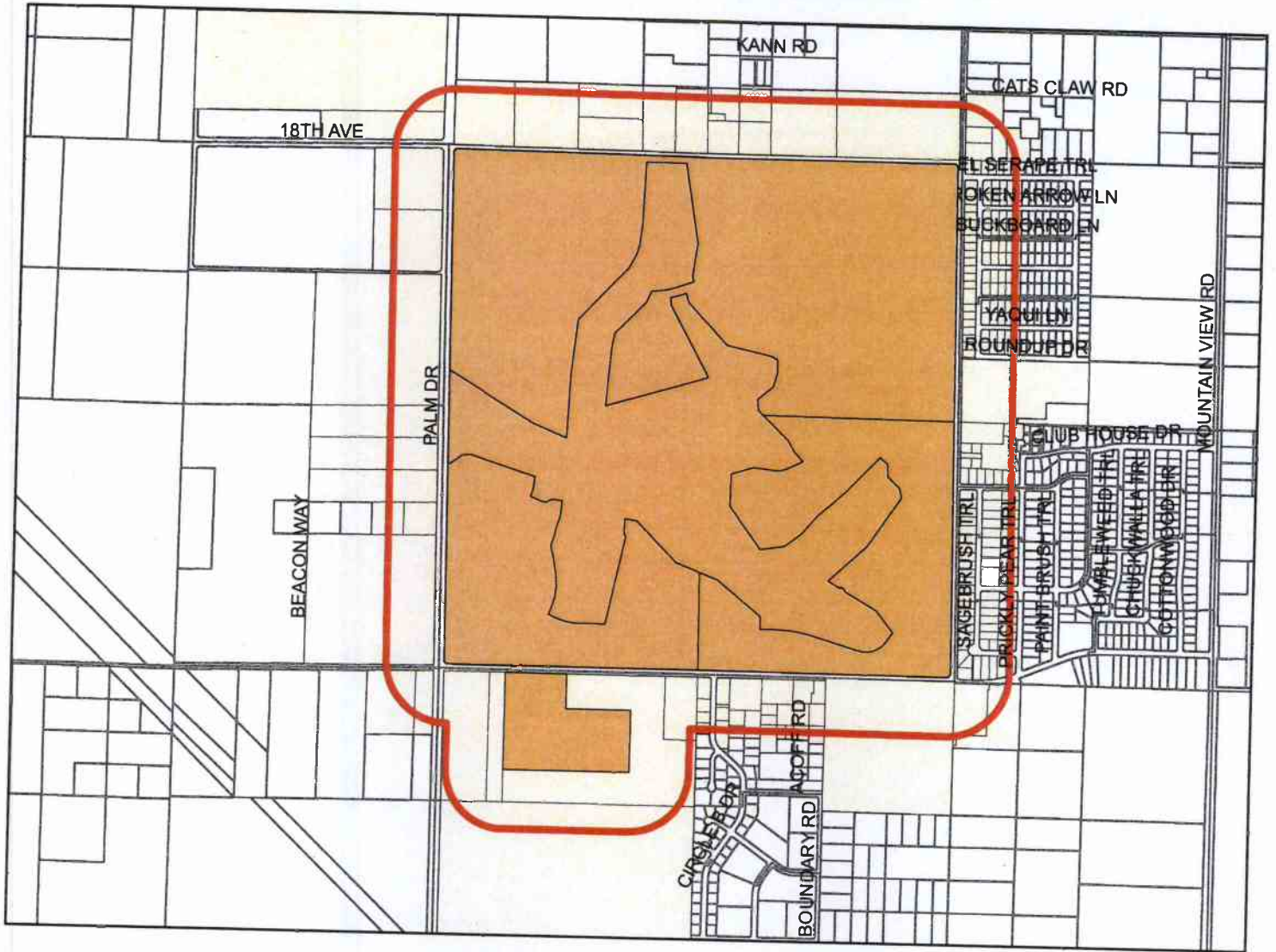
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

*checked by
WST
EP 2/10/16*

CZ07899/GPA01164/SP00336A1 (600 feet buffer)



Selected Parcels

657-401-002	657-392-008	660-020-005	660-020-006	657-402-003	657-401-013	657-270-010	657-332-023	657-311-004	657-401-003
657-230-015	657-240-028	657-323-001	657-402-011	657-230-028	657-250-012	660-040-001	657-332-024	657-333-021	657-361-004
660-080-025	657-395-001	657-311-002	657-314-023	657-290-011	657-331-004	657-331-005	657-331-003	657-391-002	657-314-024
660-040-002	657-280-015	657-401-018	657-323-021	657-311-007	657-313-003	657-313-024	660-050-001	657-332-022	657-332-004
657-332-003	657-332-002	657-322-022	657-391-001	657-322-002	657-392-003	657-391-004	657-323-005	657-290-006	657-490-002
657-240-029	657-314-003	660-072-001	657-333-001	657-401-007	657-401-008	657-402-006	657-401-006	657-392-009	657-230-012
657-362-010	657-402-001	657-322-003	657-314-021	657-391-007	660-110-053	657-323-004	657-402-010	657-333-024	660-080-011
657-270-009	657-351-012	657-323-003	657-401-015	657-280-003	657-314-004	657-401-014	657-351-002	657-391-005	657-321-007
657-490-001	660-071-009	657-361-003	657-362-008	657-311-003	660-110-001	657-331-006	657-361-002	657-321-002	657-351-013
657-351-001	657-391-006	657-230-009	657-230-010	660-072-002	660-072-020	660-072-019	660-040-005	657-314-020	657-402-002
657-391-003	657-351-003	657-314-005	657-323-022	657-332-020	657-402-009	657-402-005	657-322-021	657-230-011	657-401-012
657-402-008	657-351-004	657-351-007	657-402-012	657-362-013	657-362-005	657-362-012	657-362-007	657-321-005	657-312-006

First 120 parcels shown



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 657230010, APN: 657230010
JEFFERSON ESTATES
P O BOX 13990
PALM DESERT CA 92211

ASMT: 657240006, APN: 657240006
VINCENT KARPINSKI
700 PARK PASEO
LAS VEGAS NV 89104

ASMT: 657230011, APN: 657230011
CELIA CAMBRON, ETAL
31822 AVENIDA ALVERA
CATHEDRAL CY CA 92234

ASMT: 657240023, APN: 657240023
PETER SIMIONATO
17 LAURIE CT
NOVATO CA 94947

ASMT: 657230012, APN: 657230012
SOCORRO PEREZ, ETAL
66850 18TH AVE
DSRT HOT SPG, CA. 92241

ASMT: 657240027, APN: 657240027
LEODIVINA LOPEZ, ETAL
17920 AVENIDA MANZANA
DSRT HOT SPG, CA. 92241

ASMT: 657230013, APN: 657230013
T BIRD REALTY INC
71330 HIGHWAY 111 STE B
RANCHO MIRAGE CA 92270

ASMT: 657240028, APN: 657240028
BECKER ELIZABETH ESTATE OF
C/O PHILIP BECKER
17848 AVENIDA MANZANA
DESERT HOT SPRINGS CA 92241

ASMT: 657230015, APN: 657230015
IAN ROBERTSON, ETAL
8350 E ROUNTREE DR NO 220
SCOTTSDALE AZ 85260

ASMT: 657240029, APN: 657240029
DESEZANA
P O BOX 1106
SAN BERNARDINO CA 92401

ASMT: 657230023, APN: 657230023
T BIRD REALTY INC
71330 HIGHWAY 111
RANCHO MIRAGE CA 92270

ASMT: 657250012, APN: 657250012
BLUEBEYOND FISHERIES
P O BOX 399
DSRT HOT SPGS CA 92240

ASMT: 657230028, APN: 657230028
BIBLE BAPTIST CHURCH
27620 LANDAU BLV STE 5
CATHEDRAL CITY CA 92234

ASMT: 657270008, APN: 657270008
SIXTO INIGUEZ
17930 BUBBLING WELLS RD
DSRT HOT SPG, CA. 92241



ASMT: 657270009, APN: 657270009
FRANK MORALES
67244 SAN GABRIEL
CATHEDRAL CY CA 92234

ASMT: 657290004, APN: 657290004
MICHAEL ARGYROS, ETAL
C/O JOHN ARGYROS
3205 CLAREMORE
LONG BEACH CA 90808

ASMT: 657270010, APN: 657270010
ANGEL BELTRAN
31760 DATE PALM DR
CATHEDRAL CY CA 92234

ASMT: 657290005, APN: 657290005
WILLIAM ABBOTT
711 LOMA DR
HERMOSA BEACH CA 90254

ASMT: 657270011, APN: 657270011
LEND A PAW INC
BOX499
1717 E VISTA CHINO STE A7
PALM SPRINGS CA 92262

ASMT: 657290006, APN: 657290006
DAYCO FUNDING CORP
4751 WILSHIRE BL STE 203
LOS ANGELES CA 90010

ASMT: 657270040, APN: 657270040
SHIRLEY DEAN
6704 M MUSCATEL AVE
SAN GABRIEL CA 91775

ASMT: 657290009, APN: 657290009
MINAS INV INC
31485 AVENUE JUAREZ
CATHEDRAL CY CA 92284

ASMT: 657280003, APN: 657280003
GARY KADING
10960 WILSHIRE BLVD 5TH FL
LOS ANGELES CA 90024

ASMT: 657290010, APN: 657290010
MINAS INV
31485 AVENIDA JUAREZ
CATHEDRAL CY CA 92234

ASMT: 657280015, APN: 657280015
JANET LEE, ETAL
C/O JANET LEE
49645 MAGNOLIA DR
MORONGO VALLEY CA 92256

ASMT: 657290011, APN: 657290011
CENTER FOR NATURAL LADS MANAGEMENT
27258 VIA INDUSTRIA STE B
TEMECULA CA 92590

ASMT: 657280016, APN: 657280016
PATRICIA BARTON, ETAL
C/O THOMAS KELLY
128 HAMPSTEAD CT
THOUSAND OAKS CA 91361

ASMT: 657300009, APN: 657300009
WASHINIA
3051 E WASHINGTON BLV
LOS ANGELES CA 90023



ASMT: 657311002, APN: 657311002
CATHERINE CROCKETT
67560 EL SERAPE TR
DSRT HOT SPG, CA. 92241

ASMT: 657312004, APN: 657312004
SOUTHERN CALIF DREAM BUILDERS INC
74801 HOVLEY LN NO 14223
PALM DESERT CA 92255

ASMT: 657311003, APN: 657311003
DEBRA ABURTO, ETAL
30255 ARBOL REAL
THOUSAND PALMS CA 92276

ASMT: 657312006, APN: 657312006
KENNETH MCGUIRE
18405 SAGEBRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657311004, APN: 657311004
AYASS INV INC
C/O BASSAM AYASS
440 PORTAFINO CT APT 102
POMONA CA 91766

ASMT: 657312007, APN: 657312007
MITCHELL MATTHEWS, ETAL
C/O STEVEN MATTHEWS
4024 CALLE MARLENA
SAN CLEMENTE CA 92672

ASMT: 657311005, APN: 657311005
SUSAN CARNEY, ETAL
67590 EL SERAPE TR
DSRT HOT SPG, CA. 92241

ASMT: 657313001, APN: 657313001
MILTON WEISS ESTATE OF
C/O SHIRLEY WEISS
P O BOX 20151
RENO NV 89515

ASMT: 657311006, APN: 657311006
ROBERTA SANGSTER
5116 OLIVE HILL TR
BONSALL CA 92003

ASMT: 657313002, APN: 657313002
WEST COAST HOME SOLUTIONS
C/O EUGENE LABUNSKY
P O BOX 1969
LAKE OSWEGO OR 97035

ASMT: 657311007, APN: 657311007
MARIA VERSTAPPEN, ETAL
67595 EL SERAPE TRL
DSRT HOT SPGS CA 92240

ASMT: 657313003, APN: 657313003
MARIA VERSTAPPEN, ETAL
67595 EL SERAPE TR
DSRT HOT SPG, CA. 92241

ASMT: 657312001, APN: 657312001
ANN ACKER, ETAL
1445 COLBY AVE NO 2
LOS ANGELES CA 90025

ASMT: 657313021, APN: 657313021
MARVIN MOLINA
P O BOX 2726
CATHEDRAL CY CA 92235



ASMT: 657313022, APN: 657313022
SHAUL MEZRAHI
P O BOX 2399
RANCHO MIRAGE CA 92270

ASMT: 657314005, APN: 657314005
KEITH RISSANEN, ETAL
4595 ESTRELLA AVE
SAN DIEGO CA 92115

ASMT: 657313023, APN: 657313023
MARTIN VILLALVASO
15900 AVE RAMADA
DESERT HOT SPRINGS CA 92240

ASMT: 657314020, APN: 657314020
JKLM TAX SERVICE
1148 WOODMINSTER DR
SAN JOSE CA 95121

ASMT: 657313024, APN: 657313024
NORMA LICEA, ETAL
PO BOX 1119
DESERT HOT SPRINGS CA 92240

ASMT: 657314021, APN: 657314021
ERNEST NYLANDER
560 W 4050 NORTH
PLEASANT VIEW UT 84414

ASMT: 657314001, APN: 657314001
DONNA JENSEN, ETAL
709 OCEAN HILL DR
HUNTINGTON BEACH CA 92648

ASMT: 657314022, APN: 657314022
TERESA WYSZOMIRSKI, ETAL
546 S LAUREL TREE DR
ANAHEIM CA 92808

ASMT: 657314002, APN: 657314002
MARVIN MOLINA
67680 BROKEN ARROW LN
DSRT HOT SPGS CA 92240

ASMT: 657314023, APN: 657314023
CATHOLIC CHARITIES SAN BERNARDINO RIVE
1450 NORTH D ST
SAN BERNARDINO CA 92405

ASMT: 657314003, APN: 657314003
DIANA KRUSE
22978 BUSKIRK DR
MIDDLETON ID 83644

ASMT: 657314024, APN: 657314024
CHARLES HAMEL
12304 SANTA MONICA BLV
W LOS ANGELES CA 90025

ASMT: 657314004, APN: 657314004
GARY WALENDZIK
2055 E BROADWAY NO 301
LONG BEACH CA 90803

ASMT: 657321001, APN: 657321001
DONNA JENSEN, ETAL
709 OCEANHILL DR
HUNTINGTON BEACH CA 92648



ASMT: 657321002, APN: 657321002
JAIME HERNANDEZ
18495 SAGEBRUSH TRL
DSRT HOT SPG, CA. 92241

ASMT: 657322004, APN: 657322004
ROBERT WILFORD, ETAL
C/O ROBERT M WILFORD
13916 COHASSET ST
VAN NUYS CA 91405

ASMT: 657321004, APN: 657321004
LIVING MODERN
67610 YAQUI LN
DESERT HOT SPRINGS CA 92241

ASMT: 657322005, APN: 657322005
THOMAS TOPP
P O BOX 4227
PALM SPRINGS CA 92263

ASMT: 657321006, APN: 657321006
DMITRI KOLTSOV, ETAL
18605 SAGEBRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657322020, APN: 657322020
PATRICIA VALDIVIA
67580 EL SOMBRERO LN
DSRT HOT SPG, CA. 92240

ASMT: 657321007, APN: 657321007
GEORGINA JIMENEZ
18625 SAGEBRUSH TRL
DSRT HOT SPG, CA. 92241

ASMT: 657322021, APN: 657322021
MARIE LAURE HEUZE BOWLER, ETAL
67560 EL SOMBRERO LN
DSRT HOT SPG, CA. 92241

ASMT: 657321010, APN: 657321010
MARILYN ARONSON, ETAL
18655 SAGEBRUSH RD
DSRT HOT SPG, CA. 92241

ASMT: 657322022, APN: 657322022
CYNTHIA GUTIERREZ
43791 SMURR ST
INDIO CA 92201

ASMT: 657322002, APN: 657322002
DANIEL OPALKA
67559 BUCKBOARD LN
DSRT HOT SPG, CA. 92241

ASMT: 657322024, APN: 657322024
WRENBURY INC
818 SHADY OAK DR
SANTA ROSA CA 95404

ASMT: 657322003, APN: 657322003
ERNEST NYLANDER
560 W 4050 N
PLEASANT VIEW UT 84414

ASMT: 657323001, APN: 657323001
MARGARET COLEMAN, ETAL
24701 RAYMOND WAY NO 227
LAKE FOREST CA 92630



ASMT: 657323002, APN: 657323002
MANIZHEH YOMTOUBIAN
P O BOX 3595
NEWPORT BEACH CA 92659

ASMT: 657323024, APN: 657323024
NELIA MUNIOZGUREN, ETAL
3231 SAN CARLOS DR
SPRING VALLEY CA 91978

ASMT: 657323003, APN: 657323003
GARIN WOLF
67565 EL SOMBRERO LN
DSRT HOT SPG, CA. 92241

ASMT: 657331002, APN: 657331002
ESMENIO SISON, ETAL
18705 SAGEBRUSH TRL
DSRT HOT SPG, CA. 92241

ASMT: 657323004, APN: 657323004
VALENTINA MOSQUERA, ETAL
PO BOX 6454
BRANDON FL 33508

ASMT: 657331005, APN: 657331005
DONNA BOHLING, ETAL
3610 CENTRAL AVE NO 400
RIVERSIDE CA 92506

ASMT: 657323005, APN: 657323005
STEVE DIX, ETAL
67589 EL SOMBRERO LN
DSRT HOT SPG, CA. 92241

ASMT: 657331006, APN: 657331006
ERIC PETERSON, ETAL
C/O ERIC A PETERSON
10108 PARK ST
BELLFLOWER CA 90706

ASMT: 657323020, APN: 657323020
FRANCES BESNE, ETAL
67584 LONG CANYON RD
DSRT HOT SPG, CA. 92241

ASMT: 657331007, APN: 657331007
BOBBY ALSUP, ETAL
18825 SAGEBRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657323021, APN: 657323021
CHRISTOPHER BASCONCILLO
67562 LONG CANYON LN
DSRT HOT SPG, CA. 92241

ASMT: 657331008, APN: 657331008
YOLANDA SANCHEZ
18855 SAGEBRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657323022, APN: 657323022
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ASMT: 657332001, APN: 657332001
MICHAEL KURYLLO, ETAL
14 WELLESLEY CT
COTO DE CAZA CA 92679



ASMT: 657332004, APN: 657332004
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RIVERSIDE CA 92504

ASMT: 657333001, APN: 657333001
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DSRT HOT SPG, CA. 92241

ASMT: 657332005, APN: 657332005
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1416 N VISTA ST NO 2
LOS ANGELES CA 90046

ASMT: 657333002, APN: 657333002
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DSRT HOT SPG, CA. 92241

ASMT: 657332020, APN: 657332020
JOHN ANNALA
67644 YAQUI LN
DSRT HOT SPG, CA. 92241

ASMT: 657333003, APN: 657333003
MARISELA HERNANDEZ
67611 YAQUI LN
DSRT HOT SPG, CA. 92241

ASMT: 657332021, APN: 657332021
BRIAN HEDRICK, ETAL
67626 YAQUI LN
DSRT HOT SPG, CA. 92241

ASMT: 657333004, APN: 657333004
PHYLLIS OCAMPO, ETAL
1321 ARABIC ST
WILMINGTON CA 90744

ASMT: 657332022, APN: 657332022
COLLEEN EDWARDS
18550 PAINT BRUSH TR
DSRT HOT SPG CA 92241

ASMT: 657333005, APN: 657333005
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15 W 064 87TH ST
BURR RIDGE IL 60527

ASMT: 657332023, APN: 657332023
ARMANDO SALAZAR
P O BOX 736
LA QUINTA CA 92247

ASMT: 657333020, APN: 657333020
ESMENIO SISON, ETAL
18705 SAGEBRUSH TR
DSRT HOT SPGS CA 92241

ASMT: 657332024, APN: 657332024
TAMI DENNEY, ETAL
6051 BOUNTY ST
SAN DIEGO CA 92120

ASMT: 657333021, APN: 657333021
BRIAN MEYERS
67626 ROUNDUP DR
DSRT HOT SPG, CA. 92241



ASMT: 657333022, APN: 657333022
RAMIRO INDA
67620 ROUNDUP DR
DSRT HOT SPG, CA. 92241

ASMT: 657351008, APN: 657351008
OSCAR MARTINEZ
67518 HATCHET CACTUS DR
DSRT HOT SPG, CA. 92241

ASMT: 657333023, APN: 657333023
YOLANDA PIEROTTI, ETAL
527 W NORMAN AVE
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ASMT: 657351009, APN: 657351009
MAUREEN ALSOP, ETAL
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AUSTRALIA 4819

ASMT: 657333024, APN: 657333024
FLVMD PROP
C/O FRANK DOROSY
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C/O TIFFANY LEE
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ASMT: 657351007, APN: 657351007
JOSEPH L STONE POST 1534
J L STONE POST 1534 VETERAN OF FOREIGN
P O BOX 777
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ASMT: 657351049, APN: 657351049
RATOMIR CVIJECTIC
67600 CLUB HOUSE DR
DSRT HOT SPGS CA 92241



ASMT: 657361001, APN: 657361001
PATRICIA GARNER, ETAL
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19279 PRICKLY PEAR TR
DSRT HOT SPG, CA. 92241

ASMT: 657361002, APN: 657361002
JACK HOLLOWAY
19329 SAGEBRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657362007, APN: 657362007
KENNETH HOECKER
19329 PRICKLY PEAR TR
DSRT HOT SPG, CA. 92241

ASMT: 657361003, APN: 657361003
LINDA FOUGHT, ETAL
2125 WALNUT AVE
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ASMT: 657362008, APN: 657362008
GUSTAVO GALLARDO
24552 HIGHPINE
LAKE FOREST CA 92630

ASMT: 657361004, APN: 657361004
BRUCE SHEPPARD
29547 SANDY CT
CATHEDRAL CY CA 92234

ASMT: 657362009, APN: 657362009
MITCHELL MATTHEWS, ETAL
C/O MITCHELL S MATTHEWS
81208 PINDO DR
INDIO CA 92201

ASMT: 657361005, APN: 657361005
LILIANA MONTOYA
19413 SAGEBRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657362010, APN: 657362010
ELISA ORLANDO
19419 PRICKLY PEAR TR
DSRT HOT SPG, CA. 92241

ASMT: 657362001, APN: 657362001
WIKING SODERLIND
19420 SAGE BRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657362012, APN: 657362012
CAROL BLAIR, ETAL
19330 SAGEBRUSH TR
DSRT HOT SPG CA 92241

ASMT: 657362002, APN: 657362002
PAULDEN HEPLER
12580 PALM DR
DSRT HOT SPG CA 92240

ASMT: 657362013, APN: 657362013
DULCE HERAS, ETAL
19352 SAGEBRUSH TRL
DESERT HOT SPG CA 92241



ASMT: 657391001, APN: 657391001
PAUL LEE, ETAL
C/O DAVID SHERMAN
19449 SAGEBRUSH TRL
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ASMT: 657391006, APN: 657391006
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RANCHO MIRAGE CA 92270

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ASMT: 657391007, APN: 657391007
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INDIO CA 92203

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31855 DATE PALM DR STE 3
CATHEDRAL CITY CA 92234

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JOSEFINA ACEVEDO, ETAL
83649 INDIO BLV
INDIO CA 92201

ASMT: 657395001, APN: 657395001
JEFF MEDLEN, ETAL
5742 MIDWAY DR
HUNTINGTON BEACH CA 92648

ASMT: 657401008, APN: 657401008
EDWARD CLIFFORD
C/O MARILYN WARD
33881 EL ENCANTO
DANA POINT CA 92629

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ASMT: 657401001, APN: 657401001
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C/O ALBERT SOLAREZ
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4348 MAMMOTH AVE NO 201
SHERMAN OAKS CA 91423

ASMT: 657401014, APN: 657401014
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67805 FOOTHILL RD
CATHEDRAL CY CA 92234

ASMT: 657401004, APN: 657401004
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ASMT: 657401015, APN: 657401015
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67621 CACTUS APPLE DR
DSRT HOT SPG, CA. 92241



ASMT: 657401017, APN: 657401017
LORETTA HOLLAND, ETAL
599 W AVENIDA CERCA
PALM SPRINGS CA 92262

ASMT: 657402006, APN: 657402006
EDWARD CLIFFORD
C/O SAMUEL D FARBER
P O BOX 2052
PALM DESERT CA 92261

ASMT: 657401018, APN: 657401018
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67528 20TH AVE
DSRT HOT SPG, CA. 92241

ASMT: 657402007, APN: 657402007
PEI CHUN LIN
1107 FAIR OAKS AVE NO 820
SOUTH PASADENA CA 91030

ASMT: 657402001, APN: 657402001
ELIZABETH ASPERICUETA
19686 SAGEBRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657402008, APN: 657402008
ERIN KAYE, ETAL
67606 CACTUS APPLE DR
DSRT HOT SPG, CA. 92240

ASMT: 657402002, APN: 657402002
JOAN SEEHOFFER
19716 SAGEBRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657402009, APN: 657402009
JOHN SHUTE
14316 FLALLON AVE APT 3
NORWALK CA 90650

ASMT: 657402003, APN: 657402003
ALMA PRATHER
19750 SAGEBRUSH TR
DSRT HOT SPG, CA. 92241

ASMT: 657402010, APN: 657402010
MARY BUNCIO BERNARDO, ETAL
14146 E BARYDALE ST
LA PUENTE CA 91746

ASMT: 657402004, APN: 657402004
MARTIN MAYER
430 QUINTANA RD NO 130
MORRO BAY CA 93442

ASMT: 657402011, APN: 657402011
ABRAHAM OLVERA, ETAL
68785 DURANGO RD
CATHEDRAL CITY CA 92234

ASMT: 657402005, APN: 657402005
JOHN SUTTILL
477 W LOMA ALTA DR
ALTADENA CA 91001

ASMT: 657402012, APN: 657402012
VERONICA ALCARAZ, ETAL
32329 SHIFTING SANDS TRL
CATHEDRAL CITY CA 92234



ASMT: 657402013, APN: 657402013
OSCAR PADILLA
15 EL POTRO ST
RCH SANTA MARGARITA CA 92688

ASMT: 660040003, APN: 660040003
VLP CAPITAL INC
36953 COOK ST STE 103
PALM DESERT CA 92253

ASMT: 657402014, APN: 657402014
RESOLUTION FUND MANAGEMENT SERIES 12
18565 SOLEDAD CANYON 300
SANTA CLARITA CA 91351

ASMT: 660040004, APN: 660040004
RICHARD MUNCEY
69411 S COUNTRY CLUB DR
DSRT HOT SPG CA 92241

ASMT: 657490001, APN: 657490001
GMS DEV
43650 CORTE DEL ORO
LA QUINTA CA 92253

ASMT: 660040005, APN: 660040005
JERRY MANEY
66858 SAN REMO RD
DSRT HOT SPG CA 92240

ASMT: 657490002, APN: 657490002
DDGC HOLDINGS LTD
36953 COOK ST NO 103
PALM DESERT CA 92211

ASMT: 660050001, APN: 660050001
COACHELLA VALLEY CONSERVATION COMM:
73710 FRED WARING STE 200
PALM DESERT CA 92260

ASMT: 660020006, APN: 660020006
ALEXANDER CLARK
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DALLAS TX 75201

ASMT: 660071002, APN: 660071002
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1 SEVILLE
PITTSBURGH CA 94565

ASMT: 660040001, APN: 660040001
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C/O L BLOCH
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DANVILLE CA 94526

ASMT: 660071008, APN: 660071008
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DSRT HOT SPG CA 92240

ASMT: 660040002, APN: 660040002
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21235 LONG CANYON RD
DSRT HOT SPG CA 92241

ASMT: 660071009, APN: 660071009
DONNA COFIELD, ETAL
1914 W PRAIRIE AVE
COEUR D ALENE ID 83815



ASMT: 660072001, APN: 660072001
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124 VALLEY DR
PALM SPRINGS CA 92264

ASMT: 660080009, APN: 660080009
SONIA DOMINQUEZ
3000 WINDFALL
EMMETT ID 83617

ASMT: 660072002, APN: 660072002
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DSRT HOT SPG, CA. 92241

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ASMT: 660080025, APN: 660080025
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RICHLAND WA 99352

ASMT: 660080005, APN: 660080005
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DSRT HOT SPG CA 92241

ASMT: 660080026, APN: 660080026
CANDACE WILLIAMS, ETAL
C/O CANDACE WILLIAMS
451 WESTCLIFFE NO D230
RICHLAND WA 99352

ASMT: 660080006, APN: 660080006
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DSRT HOT SPG CA 92241

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C/O STEPHEN KOENIG
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LA MIRADA CA 90638

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20200 ACOFF RD
DSRT HOT SPG, CA. 92241

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CATHEDRAL CY CA 92234

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Applicant:

VLP Capital, Inc
36953 Cook St, Suite 103
Palm Desert, CA 92211

Non-County Agency:

Applicant:

VLP Capital, Inc
36953 Cook St, Suite 103
Palm Desert, CA 92211

Coachella Valley Water District
51501 Tyler St
Coachella, CA 92236

Owner:

Hunsaker and Associates
2900 Adams St, Suite A15
Riverside, CA 92504

Coachella Valley Water District
51501 Tyler St
Coachella, CA 92236

Owner:

Hunsaker and Associates
2900 Adams St, Suite A15
Riverside, CA 92504



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

SP00336A1, CZ07899, GPA01164

Project Title/Case Numbers

Matt Straite

County Contact Person

(951) 955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

VLP Capital, Inc

Project Applicant

36953 Cook St. Suite 103, Palm Desert, CA 92211

Address

Northerly of 20th Avenue, southerly of 18th Avenue, easterly of Palm Avenue, westerly of Bubbling Wells Road

Project Location

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 Open Space – Recreation (OS-R) and Community Development – Medium Density Residential (CD – MDR) and would establish a Community Development – Commercial Tourist (CD – CT), Medium High Density Residential (CD – MHDR), Open Space – Recreation (OS – R), Open Space – Conservation (OS – C), and Rural – Rural Desert (R – RD) designation as reflected on the Specific Plan Land Use Plan. The Specific Plan proposes a split foundation Specific Plan Revision to add the existing golf course to the Specific Plan Area and reconfigure the planning areas to allow development of single-family homes on the northern portion of the site and resort residential uses and a small boutique hotel, containing up to 50 rooms, along the southern portion of the existing golf course. The Specific Plan Amendment will also revert the approved density back to the EIR/CEQA analyzed 2,250 units and will remove the active-adult (55+) age-restriction component from the project. Planning Areas 1-6 will include 1,350 single-family lots on approximately 282 acres. These Planning Areas will include 4,500; 5,000; 6,000; and 7,000 square-foot lots. The Change of Zone proposes to change the zoning from Controlled Development Areas (W-2) of the Project site to Specific Plan (SP).

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to the Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____



Please charge deposit fee case#: ZEA ZCFG .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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Second Floor
Riverside, CA 92502
(951) 955-3200

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Suite A
Murrieta, CA 92563
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38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

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appl type: CFG3

By _____ Nov 17, 2014 15:17
MGARDNER posting date Nov 17, 2014

Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!