

several special-status plant and animal species, and that despite a substantial reduction in the level of impacts to these special-status species due to mitigation, implementation of the approved project would still result in unavoidable and significant impacts to special-status species. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts to special-status species on the residential and reservoir sites would be the same as those under the approved project. While a new site for the sewer lift station is proposed under the revised project, impacts to special-status species at the new sewer lift station site would be same as evaluated before because habitat located on the new sewer lift station site is similar to the habitat located on previous sewer lift station site and the same special-status species would be affected. 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 adversely affect special-status species as these routes are presently developed as roadways. Finally, the revised project would implement the same mitigation measures as the approved project to reduce the level of impacts to these special-status species at all of the project sites. For these reasons, the revised project would not cause any new or more significant impacts to special-status species than would occur under the approved Specific Plan as the revised project is substantially consistent with the previously analyzed project.

d) Impacts related to resident or migratory bird species were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The EIR indicated that virtually all-native bird species are protected by the Migratory Bird Treaty Act and could be adversely impacted during construction of the approved project. The EIR proposed mitigation that would require pre-construction surveys for migratory bird species and proposed measures to protect migratory bird species in the event that they are found on the project site. As a result, impacts to migratory bird species were reduced to a less than significant level. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts to resident or migratory bird species on the residential and reservoir sites would be the same as those under the approved project as the same bird species would be affected. While a new site for the sewer lift station is proposed under the revised project, impacts to resident or migratory bird species on the new sewer lift station site under the revised project would remain the same as those under the approved project as habitat located on the new sewer lift station site is similar to the habit located on the previous sewer lift station site and the same bird species would be affected. 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 adversely affect migratory bird species as these routes are presently developed as roadways. Finally, the revised project would implement the same mitigation measures as the approved project to reduce impacts to resident or migratory bird species to a less than significant level. For these reasons, the revised project would not cause any new or more significant impacts to resident or migratory bird species than would occur under the approved Specific Plan as the revised project is substantially consistent with the previously analyzed project.

e) Impacts related to sensitive natural communities were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The EIR indicated that two sensitive plant communities, Desert Fan Palm Oasis and Mesquite Bosque, are present on the residential site, and that implementation of Specific Plan would impact 1.2 acres and 5.8 acres of each community, respectively. The EIR provided

mitigation to offset impacts to mesquite bosque through conservation at a ratio of 3:1. As a result, impacts to sensitive plant communities were reduced to a less than significant level. After certification of the EIR, the County adopted the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) to fully mitigate impacts to these sensitive plant communities, among other biological resources, resulting from planned and future development within the Coachella Valley, including this project. Accordingly, the revised project's impacts to these sensitive plant communities on the residential site will now be fully mitigated by the payment of the applicable CVMSHCP fee. The development footprint of the reservoir site would remain the same under the revised project. As a result, impacts to sensitive natural communities on the reservoir site would remain the same as those under the approved project as the same communities would be affected. While a new site for the sewer lift station is proposed under the revised project, impacts to sensitive natural communities on the new sewer lift station site would not occur as these communities are not present on the new 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 adversely affect sensitive natural communities as these routes are presently developed as roadways. As the revised project is substantially consistent with the previously analyzed project, the revised project would not cause any new or more severe impacts to sensitive natural communities than would occur under the approved Specific Plan.

f) Impacts related to federally protected wetlands were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the project site did not contain any federally protected wetlands, marshes, or vernal pools. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project. As no wetlands are located on the sites, there would be no impacts to federally protected wetlands. While a new site for the sewer lift station is proposed under the revised project, impacts to federally protected wetlands would not occur as no wetlands are not located on the new sewer lift station 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 adversely affect federally protected wetlands as these routes are presently developed as roadways and do not contain any federally protected wetlands. No new or substantially increased significant effects would result from the revised project with respect to federally protected wetlands as the revised project is substantially consistent with the previously analyzed 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
CULTURAL RESOURCES Would the project					
8. Historic Resources					
a) Alter or destroy an historic site?					X
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?					X

Source: Project Application Materials, Riverside County EIR 455

Findings of Fact:

a-b) Impacts related to historic resources were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that no historic resources would be affected by the Specific Plan as no historic resources are located within the Specific Plan area. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts to historical resources on the residential and reservoir sites would be the same as those under the approved project. Even with the relocation of the sewer lift station, the revised project would not affect historic resources, such as historic structures, as no such resources are located on the new sewer lift station 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 adversely affect historic resources as these routes are presently developed as roadways and no historic resources are present. No new or substantially increased significant effects would result from the revised project with respect to historic resources as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
9. Archaeological Resources					X
a) Alter or destroy an archaeological site.					X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?					X
c) Disturb any human remains, including those interred outside of formal cemeteries?					X
d) Restrict existing religious or sacred uses within the potential impact area?					X

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

Findings of Fact:

a-d) Impacts related to archaeological resources were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The EIR identified five archaeological resource sites on the residential site that were determined to have potential significance. No archaeological resource sites were identified on the reservoir site. Previous cultural resource surveys were reviewed for over half the route for the sewer extension and no archaeological resource sites were found. The portion of the route that was not previously surveyed appears to be of low sensitivity for archaeological resources.

All of the archaeological resource sites on the residential site would be impacted by development, and the Final EIR recommended mitigation to reduce impacts to archaeological resources on these sites to a less than significant level. One mitigation measure recommended further archaeological investigation. Since certification of the EIR, a Phase II archaeological testing program was conducted at four of the archaeological sites on the residential site to evaluate the eligibility of the sites for listing in the California Register of Historical Resources (CRHR). The testing program revealed that one site (CA-RIV-8762) is eligible for listing in the CRHR and recommended that if the site cannot be avoided that Phase III data recovery excavations be conducted. As a condition of approval the project applicant will be required to submit a Phase III Data Recovery Plan for mitigation of CA-RIV-8762 prior to the issuance of a grading permit. As a result, impacts to archaeological resources on the residential site would be less than significant under the revised project.

The development footprint of the reservoir site would remain the same under the revised project. The reservoir site does not contain any known archaeological resources. As a result, there would be no impacts to known archaeological resources from the development of the reservoir site. While a new site for the sewer lift station is proposed under the revised project, impacts to archaeological

resources would not occur as the new site is considered to be of low sensitivity for archaeological resources. Lastly, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not adversely affect archaeological resources as these routes are presently developed as roadways and the ground underneath the roadways is presently disturbed. Furthermore, all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts to unknown archaeological resources. As the revised project is substantially consistent with the previously analyzed project, the revised project would not cause any new or more significant impacts related to archaeological resources than would occur under the approved Specific Plan

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

Monitoring: The previously certified Riverside County EIR 455 monitoring requirements as well as archeological conditions of approval for Tract Maps 34552 and 34553 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
10. Paleontological Resources					
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?				X	

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

Findings of Fact:

a) Impacts related to paleontological resources were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. According the Riverside General Plan Figure OS-8 the project sites and the routes of the off-site infrastructure are located in an area of low paleontological sensitivity. In the event that paleontological resources are encountered during grading and excavation at any of the project sites or off-site infrastructure routes, mitigation to reduce impacts to archaeological resources would ensure that impacts to paleontological resources would be reduced to a less than significant level. Therefore, no impact would occur. No new or substantially increased significant effects result from the revised project with respect to paleontological resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
GEOLOGY AND SOILS Would the project					
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones					X
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?					
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?					X

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," Riverside County EIR 455

Findings of Fact:

a-b) Impacts related to fault zones were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with fault zones would be less than significant with the incorporation of mitigation measures. The Banning Fault is the closest active fault to the project sites, occurring in the southwestern corner of the residential site. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As the sites would be located at the same distance from the Banning Fault as before, impacts related to fault zones on the residential and reservoir sites would remain the same as those under the approved project. The new sewer lift station would be located on a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. According to Riverside County General Plan Figure S-2, the new sewer lift station site is not located within an earthquake fault zone. As a result, no impacts related to fault zoning would occur on the new sewer lift station site. Similarly, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field are also not located within an earthquake fault zone and no impacts would occur. Finally, all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts related to fault zones. No new or substantially increased significant effects would result from the revised project with respect to fault zones as the revised project is substantially consistent with the previously analyzed 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
12. Liquefaction Potential Zone					
a) Be subject to seismic-related ground failure, including liquefaction?					X

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Riverside County EIR 455

Findings of Fact:

a) Impacts related to liquefaction were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with liquefaction would be less than significant with the incorporation of mitigation measures. The EIR indicated that the portion of the subject property located outside of the Alquist-Priolo Zone does not appear to be located in an area subject to liquefaction, nor is such a hazard expected to be created by the planned development. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to liquefaction on the residential and reservoir sites would remain the same as those under the approved project as no development located in an area subject to liquefaction. According to Riverside County General Plan Figure S-3, the new sewer lift station site is located within an area that has a moderate risk of liquefaction. However, impacts related to liquefaction at the new sewer lift station site would be less than significant as all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts from liquefaction. Similarly, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field are also located within an area subject to liquefaction, but with adherence to the same mitigation measures listed in the Final EIR impacts associated with these improvements would be reduced to less than significant. No new or substantially increased significant effects would result from the revised project with respect to liquefaction as the revised project is substantially consistent with the previously analyzed 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
13. Ground-shaking Zone					
a) Be subject to strong seismic ground shaking?					X

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," Riverside County EIR 455

Findings of Fact:

a) Impacts related to groundshaking were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with groundshaking would be less than significant with the incorporation of mitigation measures. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to groundshaking on the residential and reservoir sites would remain the same as those under the approved project as the sites would be subject to the same amount of groundshaking. The new sewer lift station would be located on a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. The new sewer lift station site would be subject to the same amount of groundshaking as the other project sites. However, impacts related to groundshaking at the new sewer lift station site would be less than significant as all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts from groundshaking. Similarly, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would also be subject to groundshaking, but with adherence to the same mitigation measures listed in the Final EIR impacts associated with these improvements would be reduced to less than significant. No new or substantially increased significant effects would result from the revised project with respect to groundshaking as the revised project is substantially consistent with the previously analyzed 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
14. Landslide Risk					X
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?					

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Riverside County EIR 455

Findings of Fact:

a) Impacts related to landslides were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR, and the EA determined that landslides were not a risk to the project sites due to the area's flat terrain. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to landslides on the residential and reservoir sites would remain the same as those under the approved project. The topography of the new sewer lift station site is flat, similar to the other project sites. As a result, landslides are not a risk at the new sewer lift station site. Similarly, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not be subject to landslides as the topography of these routes is also flat. No new or substantially increased significant effects would result from the revised project with respect to landslides as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
15. Ground Subsidence					X
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?					

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Riverside County EIR 455

Findings of Fact:

a) Impacts related to ground subsidence were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with ground subsidence would be less than significant with the incorporation of mitigation measures. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to ground subsidence on the residential and reservoir sites would remain the same as those under the approved project, and all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts from ground subsidence.

The new sewer lift station would be located on a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. According to Riverside County General Plan Figure S-7, the new sewer lift station site is located within an area that is susceptible to subsidence similar to the other project sites. Therefore impacts related to ground subsidence at the new sewer lift station site would be the same and the revised lift station would adhere to the same mitigation measures listed in the Final EIR to reduce impacts from ground subsidence. Similarly, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would also be susceptible to subsidence, but with adherence to the same mitigation measures listed in the Final EIR impacts associated with these improvements would be reduced to less than significant. No new or substantially increased significant effects would result from the revised project with respect to ground subsidence as the revised project is substantially consistent with the previously analyzed 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
16. Other Geologic Hazards					
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?					X

Source: Project Application Materials, Riverside County EIR 455

Findings of Fact:

a) Impacts related to geologic hazards, such as seiche, mudflow, or volcanic hazard, were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that these hazards were not known to be on or near the project sites and that the impact would be less than significant. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to geologic hazards on the residential and reservoir sites would remain the same as those under the approved project. The sewer lift station site is not located in the immediate vicinity of or in an area tributary to a water body which could produce seiches and the flat topography of the site precludes the risk of mudflows. In addition, no known volcanos are located in the vicinity of the new sewer lift station site. As a result, impacts related to geologic hazards, such as seiche, mudflow, or volcanic hazard, are not known to be on or near the new sewer lift station site. Similarly, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not be subject to geologic hazards for the same reasons as the new sewer lift station site. No new or substantially increased significant effects would result from the revised project with respect to geologic hazards as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
17. Slopes					
a) Change topography or ground surface relief features?					X
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?					X
c) Result in grading that affects or negates subsurface sewage disposal systems?					X

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, Riverside County EIR 455

Findings of Fact:

a-c) Impacts related to slopes were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR. The EA indicated that since the project sites are located on flat terrain, the approved project would not create dangerous slopes. In addition, the EA indicated that approved project was not expected to affect subsurface sewage disposal. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to slopes on the residential and reservoir sites would remain the same as those under the approved project. The new sewer lift station would be located on a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. However, the sewer lift station site is flat and construction of the sewer lift station would not involve the construction of steep slopes. In addition, no subsurface sewage disposal system is located on the new sewer lift station site. Similarly, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field is flat and the proposed improvements would not involve the construction of steep slopes. No new or substantially increased significant effects would result from the revised project with respect to slopes as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
18. Soils					
a) Result in substantial soil erosion or the loss of topsoil?					X
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?					X
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X	

Source: USDA Soil Conservation Service Soil Surveys, Project Application Materials, Riverside County EIR 455

Findings of Fact:

a) Impacts related to wind- and water-driven erosion were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that the sites were prone to wind and water-driven erosion but that the impacts associated with wind- and water-driven erosion would be less than significant with the incorporation of mitigation measures. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to wind- and water-driven erosion on the residential and reservoir sites would remain the same as those under the approved project, and all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts from wind- and water-driven erosion.

The new sewer lift station site has the same susceptibility to wind- and water driven erosion as the approved project as soils on the new site are similar to soils on the previous site of the sewer lift station. However, impacts related to wind- and water-driven erosion at the new sewer lift station site would be less than significant as all development under the revised project would adhere to all mitigation measures listed in the Final EIR to control for erosion. Similarly, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would also be susceptible to wind- and water-driven erosion subsidence, but with adherence to the same mitigation measures listed in the Final EIR impacts associated with these improvements would be reduced to less than significant. No new or substantially increased significant effects would result

from the revised project with respect to erosion as the revised project is substantially consistent with the previously analyzed project.

b) Impacts related to expansive soils were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR, and the EA stated that the Myoma fine sand soils, which underlie the majority of the project site, contain little or no clay, and therefore, have a low potential for shrinking and swelling. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to expansive soils on the residential and reservoir sites would be the same as those under the approved project. The new sewer lift station would be located on a parcel just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. Soils on the sewer lift station site consist of Casitas fine sand, which also contain little to no clay, and therefore, have a low potential for shrinking and swelling. Similarly, soils along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field have low potential for shrinking and swelling as these soils have characteristics similar to those of the soils on the other project sites. No new or substantially increased significant effects would result from the revised project with respect to expansive soils as the revised project is substantially consistent with the previously analyzed project.

c) Impacts related to the ability of soils to adequately support use of septic tanks or alternative waste water disposal systems were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The revised project would utilize a sanitary sewage system that would connect to Coachella Valley Water District (CVWD) facilities. Septic tanks or alternative waste water disposal systems would not be utilized. Therefore, no impacts would occur. The off-site infrastructure serving the residential site would not require waste disposal. No new or substantially increased significant effects would result from the revised project with respect to the ability of soils to adequately support use of septic tanks or alternative waste disposal systems.

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
19. Erosion					
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?					X
b) Result in any increase in water erosion either on or off site?					X

Source: USDA Soil Conservation Service Soil Surveys

Findings of Fact:

a-b) Impacts related to water erosion were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with water erosion on the residential site would be less than significant with the incorporation of mitigation measures. According to the Final EIR, the flow rate of storm water through the residential site would be at or below pre-project flow rate. The drainage plan for the residential site would remain the same under the revised project. With the exception of minor boundary changes, the development footprint of the residential site would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to water erosion on the residential site would be the same as those under the approved project. Drainage on the reservoir site and the new sewer lift station site would also be designed to maintain existing flows in compliance with existing Riverside County and City of Cathedral City ordinances and regulations. Finally, all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts related to water erosion. Infrastructure 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 located underground and would not alter drainage. No new or substantially increased significant effects would result from the revised project with respect to water erosion as the revised project is substantially consistent with the previously analyzed 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
20. Wind Erosion and Blowsand from project either on or off site.					X
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?					

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484, Riverside County EIR 455

Findings of Fact:

a) See discussion for **Item 18(a)**, above. Impacts related to wind-driven erosion were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with wind-driven erosion would be less than significant with the incorporation of mitigation measures. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to wind-driven erosion on the residential and reservoir sites would be the same as those under the approved project as the sites would be subject to the same areas that are prone to erosion, and all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts from wind- and water-driven erosion.

According to Riverside County General Plan Figure S-8, the new sewer lift station site has a high wind erodibility rating. However, impacts related to wind-driven erosion at the new sewer lift station site would be less than significant as all development under the revised project would adhere to all mitigation measures listed in the Final EIR to control erosion. Similarly, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would also be susceptible to wind erosion during construction, but with adherence to the same mitigation measures listed in the Final EIR impacts associated with these improvements would be reduced to less than significant. No new or substantially increased significant effects would result from the revised project with respect to wind-driven erosion as the revised project is substantially consistent with the previously analyzed 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
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?			X		
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		

Source: Riverside County Greenhouse Gases and CEQA Compliance Draft SOP

Findings of Fact:

a) At the time the Final EIR was prepared, analysis of greenhouse gases (GHG) and associated global climate change impacts was not recommended in EIRs. Since certification of the Final EIR, GHG emissions and associated global climate change impacts are now required to be evaluated under CEQA.

State law defines GHGs to include the following compounds:

- **Carbon Dioxide (CO₂).** Carbon dioxide primarily is generated by fossil fuel combustion from stationary and mobile sources. Carbon dioxide is the most widely emitted GHG and is the reference gas (GWP of 1) for determining the GWP of other GHGs.
- **Methane (CH₄).** Methane is emitted from biogenic sources (i.e., resulting from the activity of living organisms), incomplete combustion in forest fires, landfills, manure management, and leaks in natural gas pipelines. Methane is the primary component of natural gas, which is used for space and water heating, steam production, and power generation.
- **Nitrous Oxide (N₂O).** Nitrous oxide is produced by natural and human-related sources. Primary human-related sources include agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuel, adipic acid production, and nitric acid production.
- **Hydrofluorocarbons (HFCs).** HFCs typically are used as refrigerants in both stationary refrigeration and mobile air conditioning. The use of HFCs for cooling and foam blowing is growing particularly as the continued phase-out of chlorofluorocarbons (CFCs) and hydrochlorofluorocarbons (HCFCs) gains momentum.
- **Perfluorocarbons (PFCs).** Perfluorocarbons are compounds consisting of carbon and fluorine. They are primarily created as a byproduct of aluminum production and semiconductor manufacturing.
- **Sulfur Hexafluoride (SF₆).** Sulfur hexafluoride is a colorless, odorless, nontoxic, nonflammable gas. It is most commonly used as an electrical insulator in high voltage equipment that transmits and distributes electricity.

In order to provide a convenient metric with which to measure GHG emissions, scientists have established a Global Warming Potential (GWP) for each GHG based on its ability to absorb and re-emit long-wave radiation over a specific time period. The GWP of a gas is determined using CO₂ as the reference gas with a GWP of 1 over 100 years. For example, a gas with a GWP of 10 is 10 times more potent than CO₂ over 100 years. The use of GWP allows GHG emissions to be reported using CO₂ as a baseline. The sum of each GHG multiplied by its associated GWP is referred to as carbon dioxide equivalents (CO₂e). GHG emissions have been estimated and reported below in terms of CO₂e.

Provided below is a discussion of potential impacts from GHG emissions that would be generated during construction and operation of the revised project.

Construction GHG Emissions

The revised project would result in short-term emissions of GHGs during construction. These emissions, primarily CO₂, CH₄, and N₂O, are the result of fuel combustion in construction equipment and motor vehicles. The other primary GHGs (hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride) are typically associated with specific industrial sources and are not expected to be emitted during project construction. The amortized construction emissions total from the revised project has been used for this analysis and is included in **Table 1** below.

Operational GHG Emissions

Upon completion of construction and occupancy of the residential units, the revised project would result in direct annual emissions of GHGs during operation. These emissions, primarily CO₂, CH₄, and N₂O, are the result of fuel combustion in building heating systems and motor vehicles. Building and motor vehicle air conditioning systems may also use HFCs (and HCFCs and CFCs to the extent that they have not been completely phased out at later dates). These HFC emissions are included in the motor vehicle calculations.

Direct Emissions

Direct emissions of CO₂ emitted from operation of the revised project are primarily due to natural gas consumption and mobile source emissions. Area source emissions were calculated using CalEEMod using default assumptions for single-family homes and a recreational center. Mobile source emissions were calculated using CalEEMod, also based on default assumptions for vehicle traffic and trip rates for single-family residences.

Indirect Emissions

The revised project would also result in indirect GHG emissions due to its electricity demand. The emission factor for CO₂ due to electrical demand from Southern California Edison, the electrical utility serving the proposed project, was selected in the CalEEMod model. Emission factors for CO₂ are based on California Air Resources Board's (CARB) Local Government Operations Protocol. Emission factors for CH₄ and N₂O are based on E-Grid values. The cited factors in the CARB report are based on data collected by the California Climate Action Registry. The emission factors take into account the current mix of energy sources used to generate electricity and the relative carbon intensities of these sources, and includes natural gas, coal, nuclear, large hydroelectric, and other renewable sources of energy. Electricity consumption was based on default data found in CalEEMod for the respective land use types.

In addition to electrical demand, the project would also result in indirect GHG emissions due to water consumption, wastewater treatment, and solid waste generation. CalEEMod default values were used for consumption of water and generation of waste as well as the emissions resulting from these activities. GHG emissions from water consumption are due to the electricity needed to convey, treat, and distribute water. The annual electrical demand factors for potable water were obtained from the California Energy Commission. GHG emissions from wastewater are due to the electricity needed to

treat wastewater and the treatment process itself, which primarily releases CH₄ into the atmosphere. GHG emission factors for wastewater treatment were obtained from the U.S. EPA. GHG emissions from solid waste generation are due to the decomposition of organic material, which releases CH₄ into the atmosphere. The GHG emission factor for solid waste generation was based on IPCC methods for quantifying GHG emissions from solid waste and waste disposal rates were based on CalRecycle data.

Operational Emissions Summary

The annual GHG emissions associated with the operation of the revised project are provided below in **Table 1, Estimated Operational GHG Emissions**. Detailed calculations are provided in **Appendix A**. The project's GHG emissions are compared with the Riverside County's threshold of significance for a mixed use project (golf and residential), which is a reduction in GHG emissions of 30 percent from business-as-usual (BAU) conditions. BAU here refers to the revised project as it would be developed without use of any design features or other measures that would result in a reduction of GHG emissions, or in other words as buildings were constructed and designed in 1990, the year of the baseline for emissions in California used for AB 32. The actual development would include numerous GHG reducing features, such as energy efficiency over that required under state Title 24 guidelines, the option for solar energy generation, bike lanes throughout the project with external connections, water-saving landscaping, encouragement of the use of electric vehicles, bus shelters, and an overall layout that encourages less driving overall. There are also several state and federal measures targeted at reducing GHG emissions from vehicles and land development that will be taking effect during buildout of the revised project. These measures have also been included in the reduced emissions from the proposed project shown in **Table 1**.

Table 1
Estimated Operational GHG Emissions

Operational GHG Emissions	BAU GHG Emissions (MTCO ₂ e/Year)	GHG Emissions with Applicable Reductions (MTCO ₂ e/Year)	Percent Reduction from BAU
Proposed Project			
Mobile Sources	153,509	90,499	41
Area Sources	4,456	4,005	10
Energy Use	8,074	6,528	19
Solid Waste and Wastewater Generation	1,065	745	30
Water Supply	825	578	30
Amortized Construction	894	894	0
Total Emissions	168,823	103,249	39
Riverside County Threshold			30
Exceed Threshold?			NO

Source: Impact Sciences, Inc. Emissions calculations are provided in Appendix A.

As indicated in **Table 1**, emissions from the revised project would be 39 percent below emissions from the revised project under BAU conditions. As a result, the revised project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and this impact would be less than significant.

b) The primary GHG emissions regulation in California is AB 32. AB 32 represents the first enforceable statewide program to limit GHG emissions from all major industries with penalties for noncompliance. AB 32 requires the state to undertake the following actions:

- Expand and strengthen existing energy efficiency programs as well as building and appliance standards;
- Achieve a statewide renewable energy mix of 33 percent;
- Develop a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system;
- Establish targets for transportation-related greenhouse gas emissions for regions throughout California and pursuing policies and incentives to achieve those targets;
- Adopt and implement measures pursuant to existing state laws and policies, including California's clean car standards, goods movement measures, and the Low Carbon Fuel Standard; and
- Create targeted fees, including a public goods charge on water use, fees on high global warming potential gases, and a fee to fund the administrative costs of the state's long-term commitment to AB 32 implementation.

The Riverside County GHG significance thresholds are designed to capture a majority of development projects and ensure that they reduce GHG emissions beyond regulatory requirements through project design features and mitigation measures without causing undue burden on smaller projects. This is consistent with the goals of AB 32, which requires the state to reduce GHG emissions, and the strategies to achieve AB 32, which focus on key areas and industries to reduce GHG emissions. Therefore if a proposed project emits below the significance threshold it can be assumed to be consistent with AB 32. As shown by the analysis above, the revised project's GHG emissions would not exceed the County's threshold. Thus, the proposed project would not conflict with the state's ability to achieve the reduction targets under AB 32, and the impact would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
HAZARDS AND HAZARDOUS MATERIALS Would the project					
22. Hazards and Hazardous Materials					X
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?					X
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?					X
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?					X
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?					X
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?					X

Source: Project Application Materials, Riverside County EIR 455

Findings of Fact:

a) Impacts related to the routine transport, use, or disposal of hazardous materials were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the routine transport, use, or disposal of hazardous materials would not create a significant hazard to the public. Operations under the revised project would be the same under the approved project. As a result, impacts related to the routine transport, use, or disposal of hazardous materials on the residential and reservoir sites would remain the same as those under the approved project. While a new site for the sewer lift station is proposed under the revised project, impacts related to the routine transport, use, or disposal of hazardous materials associated with operation of the sewer lift station on the new site would not create a significant hazard to the public as operation of the sewer lift station would not generate hazardous materials. Infrastructure 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 not involve the routine transport, use, or disposal of hazardous materials. No new or substantially increased significant effects would result from the revised project with respect to the routine transport, use, or disposal of hazardous materials as the revised project is substantially consistent with the previously analyzed project.

b, e) Impacts related to the accidental release of hazardous materials and hazardous materials sites were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the approved project is not expected to create a significant hazard to the public or the environment. Two Phase 1 Environmental Site Assessments were completed for the Desert Dunes project site, one in 2003 and another in 2004. The studies indicated that the Desert Dunes project sites 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. No potential contaminant sources, such as landfills, oil wells or pipelines were identified. There are no National Priority Sites (sites which have released large amounts of hazardous materials) located within 1 mile of the Desert Dunes sites and there was no evidence of underground storage tanks on the sites. The Desert Dunes Golf Course operates a dual 500-gallon above-ground fuel storage tank for gasoline and diesel fuels for the operation of grounds maintenance equipment. However, the tank is located within a bermed containment area; there was no evidence of spillage and the work area was kept in a clean, orderly condition. In conclusion, no evidence was found during the two Phase 1 Environmental Site Assessments to suggest that there has been a hazardous material release or significant threat of release within any of the sites. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to the exposure to hazardous materials during construction and/or occupancy of the residential and reservoir sites would remain the same as those under the approved project.

The sewer lift station would be relocated to a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. However, the new sewer lift station site has never been developed. In addition, the new sewer lift station site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, the new sewer lift station site is not expected to create a significant hazard to the public or the environment. While the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field are developed with roads and pass through areas that are developed, these routes are also not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No new or substantially increased significant effects would result from the revised project with respect to the accidental release of hazardous materials and exposure to hazardous materials sites as the revised project is substantially consistent with the previously analyzed project.

c) Impacts related to emergency response or evacuation plans were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the approved project would not hinder or conflict with any adopted emergency response or evacuation plan. The types of land uses on the residential and reservoir sites would remain largely the same under the revised project as they were under the previously approved project. As a result, impacts related to emergency response or evacuation plans with relation to the residential and reservoir sites

would remain the same as those under the approved project. While a new site for the sewer lift station is proposed under the revised project, the construction and operation of the new sewer lift station would be the same as the construction and operation of the previous sewer lift station. As a result, the new sewer lift station site would not hinder or conflict with any adopted emergency response or evacuation plan. While construction of the proposed sewer main and the extension of the proposed water line to the CVWD well field could disrupt traffic along existing roadways in the area, the delay would be temporary and no permanent changes to the roadways would occur as the improvements would be located underground. No new or substantially increased significant effects would result from the revised project with respect to emergency response or evacuation plans as the revised project is substantially consistent with the previously analyzed project.

d) Impacts related to hazardous emissions or use of hazardous materials with 0.25 mile of a school were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the approved project sites were not located within 0.25 mile of a school. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would largely remain the same under the revised project. As a result, impacts related to hazardous emissions or use of hazardous materials with 0.25 mile of a school would remain the same as those under the approved project as the sites are not located within 0.25 mile of a school. The new sewer lift station site is not located within 0.25 mile of a school. Infrastructure 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 not involve the use of hazardous materials or emit hazardous emissions and the revised route of the proposed sewer main and the extension of the proposed water line is not located within 0.25 mile of a school. No new or substantially increased significant effects would result from the revised project with respect to hazardous emissions or use of hazardous materials with 0.25 mile of a school as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
23. Airports					
a) Result in an inconsistency with an Airport Master Plan?					X
b) Require review by the Airport Land Use Commission?					X
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two 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?					X
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?					X

Source: Riverside County General Plan Figure S-19 "Airport Locations," Riverside County EIR 455

Findings of Fact:

a-d) Impacts related to airports were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that future development facilitated by the approved project is not expected to adversely affect airport safety or the safety of people residing or working in the area because the project sites are not located flight path of a public or private airport. With the exception of minor boundary changes to the residential site, the residential and reservoir sites are largely the same under the revised project as they were under the previously approved project. As a result, impacts related to airports would remain the same as those under the approved project. The revised sewer lift station would be located on a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. Palm Springs International Airport is located a little over 4 miles southeast of the new sewer lift station site and the lift station is not located within the flight path of the airport. In addition, the new sewer lift station site is not located within the vicinity of a private airstrip. Therefore, the new sewer lift station site is not expected to adversely affect airport safety or the safety of people residing or working in the area. Infrastructure 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 located underground and would not affect airport operations. No new or substantially increased significant effects would result from the revised project with respect to airports as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
24. Hazardous Fire Area					X
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?					

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," Riverside County EIR 455

Findings of Fact:

a) Impacts related to fire hazards were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the approved project was not expected to expose people or structures to risks associated with wildland fire as the potential for wildland fires to occur on the sites is low given the sparse vegetation and sandy soils on each of the sites. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to fire hazards would be the same as those under the approved project. According to Riverside County General Plan Figure S-11, the new sewer lift station site is located within a very low wildfire zone. Therefore, the new sewer lift station site is not expected to expose people or structures to risks associated with wildland fire. Similarly, no impact would occur with regard to infrastructure constructed along the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field as the roadways along these routes are located in a low wildland zone. No new or substantially increased significant effects would result from the revised project with respect to fire hazards as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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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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?					X
b) Violate any water quality standards or waste discharge requirements?					X
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 groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?					X
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?					X
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?					X
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?					X
g) Otherwise substantially degrade water quality?					X
h) Include new or retrofitted stormwater 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 or odors)?					X

Source: Riverside County EIR 455

Findings of Fact:

a) See discussion for **Items 19(a) & (b)**, above. The Final EIR indicated that impacts associated with erosion or siltation as a result of altering an existing drainage pattern would be less than significant with the incorporation of mitigation measures. According to the Final EIR, the flow rate of storm water through the residential site would be at or below pre-project flow rate. The drainage plan on the residential site would remain the same under the revised project. With the exception of minor boundary changes, the development footprint of the residential site would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to erosion or siltation on the residential site would be the same as those under the approved project. Drainage at the reservoir and sewer lift station sites would be designed to maintain existing flows in compliance with existing Riverside County and City of Cathedral City ordinances and regulations. Finally, all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts associated with erosion or siltation. Infrastructure 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 located underground and would not alter drainage. No new or substantially increased significant effects would result from the revised project with respect to erosion or siltation as the result of altering an existing drainage pattern as the revised project is substantially consistent with the previously analyzed project.

b, g) Impacts related to water quality were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with water quality would be less than significant with the incorporation of mitigation measures. The construction and operation of land uses on the residential and reservoir sites under the revised project would be the same as under the approved project. As a result, impacts related to water quality would remain the same as those under the approved project and all development on the sites under the revised plan would adhere to applicable water quality standards. While a new site for the sewer lift station is proposed under the revised project, impacts related to water quality would be less than significant as development on the new site would also be required to adhere to National Pollution Discharge Elimination System (NPDES) requirements during construction. In addition, all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts to water quality. Infrastructure 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 also adhere to NPDES requirements, and as a result no significant water quality impacts would occur. No new or substantially increased significant effects would result from the revised project with respect to water quality as the revised project is substantially consistent with the previously analyzed project.

c) Impacts related to groundwater pumping were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that implementation of the Specific Plan would result in significant and unavoidable impacts to groundwater levels within the Mission Creek Subbasin even with the incorporation of mitigation measures. The revised project would result in fewer residential units than the approved project, thus reducing the amount of groundwater pumped for domestic use.

In addition, development on the residential site would implement the same mitigation measures as the approved project to reduce impacts related to groundwater pumping. Development on the reservoir site and the previous sewer lift station site did not require the pumping of groundwater. As the construction and operation of the reservoir and sewer lift station sites under the revised project would be the same as under the approved project, no groundwater pumping would occur for these facilities. Infrastructure 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 not require groundwater pumping. No new or substantially increased significant effects would result from the revised project with respect to groundwater levels as fewer residential units would be allowed under the revised project.

d-f) Impacts related to the capacity of existing or planned stormwater drainage systems and flooding were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with the capacity of existing or planned stormwater drainage systems and flooding would be less than significant with the incorporation of mitigation measures. The residential and reservoir sites are subject to 100-year flooding from Long Canyon to the northeast. The residential site is also subject to flooding from the Big Morongo Wash drainage located west of Palm Drive. Flood control facilities proposed in the Specific Plan for the residential site include flood channels along 18th Avenue and Bubbling Wells Road and a golf course flood channel through the project site that would outlet onto the 25.0± acre parcel south of 20th Avenue. According to the Final EIR, the storm drainage system on the residential site would be designed to accommodate maximum 100-years floods from the Long Canyon and Morongo drainages. In addition, all building pads on the residential site will be constructed so they are out of the 100-year flood plain pursuant to FEMA approved CLOMR/LOMR applications. Drainage on the reservoir site would be constructed to Riverside County standards. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. All of the drainage improvements and measures to address flooding impacts would also remain unchanged under the revised project. As a result, impacts related to capacity of existing or planned stormwater drainage systems and flooding on the residential and reservoir sites would remain the same as those under the approved project for the reasons cited above.

The sewer lift station would be relocated to a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. However, the new sewer lift station site is not located within a 100-year flood plain. Drainage at the new sewer lift station site would be designed to maintain existing storm water flows in compliance with existing City of Cathedral City ordinances and regulations. As a result, impacts related to the capacity of existing or planned stormwater drainage systems and flooding would be less than significant on the new sewer lift station site. Finally, all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts related to capacity of existing or planned storm drain systems and flooding. Infrastructure 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 located underground and not result in storm water runoff or be affected by flooding. No new or substantially increased significant effects would result from the revised project with respect to capacity of existing or planned

stormwater drainage systems and flooding as the revised project is substantially consistent with the previously analyzed project.

h) Impacts related to new or retrofitted stormwater Treatment Control Best Management Practices were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The revised project includes drainage facilities that would convey storm water flows through the residential site. No storm water would be detained or retained for an extended period of time. In addition, drainage on the reservoir site and new sewer lift station site would be constructed according to Riverside County and City of Cathedral City standards. As a result, no standing water, which could result in increased vectors or odors, would occur on the project sites. Therefore, no impact would occur. Infrastructure 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 located underground and not cause ponding. No new or substantially increased significant effects result from the revised project with respect to new or retrofitted stormwater Treatment Control Best Management Practices.

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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26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, 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?					X
b) Changes in absorption rates or the rate and amount of surface runoff?					X
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?					X
d) Changes in the amount of surface water in any water body?				X	

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County EIR 455

Findings of Fact:

a-c) 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 residential and reservoir sites are subject to 100-year flooding from Long Canyon to the northeast. The residential site is also subject to flooding from the Big Morongo Wash drainage located west of Palm Drive. All building pads on the residential site will be constructed so they are out of the 100-year flood plain pursuant to FEMA approved CLOMR/LOMR applications. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to flooding would remain the same as those under the approved project for the reasons cited above. The new sewer lift station site is not located within a 100-year flood plain. According to Riverside County General Plan Figure S-10, the new sewer lift station site is also not located within a dam inundation zone. Finally, all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts from flooding. Infrastructure 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 located underground and would not be affected by flooding. No new or substantially increased significant effects would result from the revised project with respect to flooding as the revised project is substantially consistent with the previously analyzed project.

d) The nearest major body of water is Lake Cahuilla, located approximately 22 miles to the southeast of the project site. Given this distance, stormwater generated on the project sites would not affect surface water levels on this body of water. Therefore, no impact would occur. No new or substantially increased significant effects result from the revised project with respect to changes in the amount of surface water in any water body.

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
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?				X	
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?				X	

Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) The residential and reservoir sites are located within the Sphere of Influence of the City of Desert Hot Springs, while the new sewer lift station site is located within the city limits of the City of Cathedral City. The residential site is approved for single-family residential under the Specific Plan and would continue this use for the site under the revised project. The reservoir site is approved for rural residential land uses and the reservoir is consistent with this use as it would serve residential development. The new sewer lift station site is zoned for open space use and the proposed lift station is a permitted conditional use. The revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field are located along existing roadways and would not adversely affect planned land uses on adjacent properties. Therefore, no impacts would occur. No new or substantially increased significant effects would result from the revised project with respect to a substantial alteration of the present or planned land use of an area or land use within a city sphere of influence.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
28. Planning					
a) Be consistent with the site's existing or proposed zoning?				X	
b) Be compatible with existing surrounding zoning?				X	
c) Be compatible with existing and planned surrounding land uses?					X
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?					X
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?					X

Source: Riverside County General Plan Land Use Element, Riverside County EIR 455

Findings of Fact:

a) The residential site and open space conservation parcel have a zoning designation of SP Zone (Specific Plan). The single-family residential and open space conservation land uses for this site are consistent with uses allowed under the SP Zone designation. The reservoir site has a zoning designation of W-2 Zone (Controlled Development) which allows water works facilities such as the reservoir. The sewer lift station site has been zoned by the City of Cathedral City as Open Space which allows public utility structures such as the proposed lift station as a conditional use. As a result, the project applicant will be required to obtain a use permit from the City of Cathedral City to construct the lift station. The revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field are located along existing roadways and would not conflict with local zoning or planned land uses along these routes. Therefore, no impacts would occur. No new or substantially increased significant effects would result from the project with respect to the consistency with the existing zoning of the project sites.

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). Some of the uses allowed under the W-2 zoning include single-family dwellings, and light agriculture. Guest ranches, educational institutions, country clubs, and churches are also allowed under the W-2 zoning with plot plan approval. The approved project and the revised project would be compatible with these types of uses. In addition, any future project proposed around the project site would be reviewed by the County of Riverside and/or City of Cathedral City for compatibility with the residential use contained with the Specific

Plan area. Finally, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field are located along existing roadways and would not conflict with local zoning and planned land uses on adjacent properties.

Therefore, no impacts would occur. No new or substantially increased significant effects would result from the revised project with respect to compatibility of the proposed project with surrounding zoning.

c) The Final EIR indicated that impacts associated with land use compatibility would be less than significant with incorporation of one mitigation measure which required the County to assure that all potential land use incompatibilities be reduced prior to approval of the Specific Plan. The uses on the residential and reservoir sites under the revised project would be substantially the same as the approved project. As the Specific Plan has been approved, any incompatibilities between adjacent residences and the residential and reservoir site have been resolved. The changes to the residential site are a minor boundary adjustment within the interior of the site. As a result, impacts associated with land use compatibility with adjoining land uses would remain the same as those under the approved project.

The new sewer lift station would be located on a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. The previous EIR stated that the sewer lift station, then proposed on the open space conservation site south of 20th Avenue, would be compatible with nearby single-family residential structures. The new sewer lift station is located on vacant desert land and no existing development is located in the vicinity of the project site. The closest single-family residential development to the new sewer lift station is approximately 1 mile to the north. Therefore, impacts related to land use compatibility of the new sewer lift station would be less than significant. Infrastructure 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 located underground and thus would be compatible with land uses on adjacent properties. No new or substantially increased significant effects would result from the revised project with respect to consistency with land use compatibility as the revised project is substantially consistent with the previously analyzed project.

d) See discussion for **Item 27(a)**, above. The Final EIR indicated that impacts associated with consistency with general plan land use designations would be less than significant. The residential site has a General Plan land use designation of Medium Density Residential, which allows two to five dwelling units per acre, and the open space conservation parcel has a General Plan land use designation of Rural Desert, which has a 10 acre minimum lot size. The EIR stated that the density associated with the Specific Plan project, with an overall maximum of five dwelling units per acre, was consistent with the adopted General Plan land use density range of two to five dwelling units per acre. The reallocation of the dwelling unit maximums for each planning area that is being sought by the substantial conformance request under the revised project will maintain the same overall density range (five dwelling units per acre) established by the approved Specific Plan. As a result, impacts associated with the consistency of the revised project with general plan land use designations would remain the same as those under the approved project.

The reservoir site has a General Plan designation of Rural Residential, which allows one dwelling unit per 5 acres and allows compatible resource development (not including the commercial extraction of mineral resources) such as the proposed reservoir. The location of the reservoir site under the revised project would be the same as the approved project, and the type of development on the site would be the same under the revised and approved project. As a result, the impact associated with consistency with general plan land use designations would remain unchanged.

The new sewer lift station site has been designated by the City of Cathedral City as Open Space-Public, which does not specifically allow public utility structures such as the proposed sewer lift station. However, as discussed under **Item 28(a)**, above, the site's zoning designation does allow public utility structures such as the proposed lift station as a conditional use. Therefore, this facility would be consistent with the City's General Plan land use designation. The revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field are located along existing roadways and therefore would be consistent with land use designations on adjacent properties.

No new or substantially increased significant effects would result from the revised project with respect to consistency with general plan land use designations as the revised project is substantially consistent with the previously analyzed project.

e) Impacts related to the disruption or division of a community were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the approved project would constitute an extension of existing residential development patterns in the immediate vicinity. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to the disruption or division of a community would remain the same as those under the approved project. The sewer lift station would be relocated to a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. The new sewer lift station is located on vacant desert land and no existing development is located in the vicinity of the project site. Therefore, development of the sewer lift station would not disrupt or divide an existing community. Finally, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not disrupt or divide an existing community as these routes are presently developed as roadways. No new or substantially increased significant effects would result from the revised project with respect to the disruption or division of a community.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
MINERAL RESOURCES Would the project					
29. Mineral Resources					X
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?					X
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?					X
c) Be an incompatible land use located adjacent to a state classified or designated area or existing surface mine?				X	
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?				X	

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area," Riverside County EIR 455

Findings of Fact:

a-b) Impacts related to mineral resources were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the project sites were not known to contain mineral resources, and have not been designated as containing such resources in a local land use plan. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to mineral resources would remain the same as those under the approved project. According to the Riverside County General Plan Figure OS-5, the new sewer lift station site is located in an MRZ-3 zone, which is defined as an area containing mineral deposits, the significance of which cannot be evaluated from available data. As a result, the new sewer lift station site could contain valuable mineral resources. However, the loss of minerals at the site would not be substantial given the size of the site (0.28 acre) compared to the available area in the vicinity. In addition, the lift station will not prevent access to any mineral resources that may be present on the lift station site. As a result, impacts related to mineral resources on the new sewer lift station site would be less than significant. Finally, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not adversely affect mineral resources as these routes are presently

developed as roadways. No new or substantially increased significant effects would result from the revised project with respect to mineral resources.

c-d) Impacts related to land use compatibility or exposure of people to hazards associated with mineral extraction were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. Land located adjacent to the project sites is also located within an MRZ-3 zone and therefore could contain valuable mineral resources. However, it is unlikely that mining activities would occur next to the residential and reservoir sites as the area is characterized by urban development and the County General Plan designates the area around the two sites for urban uses. While mining activities could occur around the new sewer lift station site, the use of the site for a sewer lift station would not be incompatible with mining activities or surrounding uses. No abandoned or existing mines are located in the vicinity of the project sites. Finally, 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 as these routes are presently developed as roadways. Therefore, no impact would occur. No new or substantially increased significant effects result from the revised project with respect to land use compatibility or exposure of people to hazards associated mineral extraction.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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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NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, 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 two 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?

X

NA A B C D

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
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?					X
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>					

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Riverside County EIR 455

Findings of Fact:

a-b) Palm Springs International Airport is located a little over 5 miles southeast of the project site. No private airstrips are located in the vicinity of the project sites. Impacts related to airport noise were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that even though the project sites are located within the airport's flight path, impacts associated with airport noise would be less than significant as the projects sites are outside of the airport's land use plan and far enough from the airport to avoid any significant noise impacts. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to airport noise would remain the same as those under the approved project. The new sewer lift station would be located on a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. However, the new sewer lift station site is also not located within the airport's land use plan, and uses planned for the site are not noise sensitive. In addition, the new sewer lift station site is not located within the vicinity of a private airstrip. Therefore, impacts related to airport noise are less than significant with regard to the new sewer lift station. Infrastructure 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 located underground and is not noise sensitive. No new or substantially increased significant effects would result from the revised project with respect to airport noise as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
31. Railroad Noise					X
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>					

Source: Riverside County General Plan Figure C-1 "Circulation Plan," Riverside County EIR 455

Findings of Fact: The closest rail line is located 2 miles to the south of the project sites. Impacts related to railroad noise were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the nearest railroad alignment would not cause any noise related impacts. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As the distance to the nearest rail line would remain the same, impacts related to railroad noise would remain the same as those under the approved project. The new sewer lift station site is located over 1 mile northeast of the nearest railroad alignment and the site would not contain noise sensitive uses. Therefore, impacts from railroad noise would not be an issue for the lift station, and the nearest railroad alignment would not cause any noise related impacts at the new sewer lift station site. Infrastructure 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 located underground and is not noise sensitive. No new or substantially increased significant effects would result from the revised project with respect to railroad noise as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
32. Highway Noise					X
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>					

Source: Project Application Materials, Riverside County EIR 455

Findings of Fact: The closest highway to the project site is Interstate-10 (I-10), which is located approximately 1.5 miles to the south of the project sites. Impacts related to highway noise were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that due to the distance between the project sites and the freeway, the I-10 would

not cause any noise related impacts. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to highway noise would remain the same as those under the approved project. The new sewer lift station site is located over 1 mile northeast of I-10 and the new sewer lift station site would not contain noise sensitive uses. Therefore, impacts from highway noise would not be an issue for the lift station. Infrastructure 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 located underground and is not noise sensitive. No new or substantially increased significant effects would result from the revised project with respect to highway noise as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
33. Other Noise					X
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>					

Source: Project Application Materials, Riverside County EIR 455

Findings of Fact: Impacts related to other noise were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR, and the EA found that no other significant sources of noise are known to occur on or near the project sites. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As the distance to the nearest noise sources would remain the same, impacts related to other noise would remain the same as those under the approved project. Like the previous sewer lift station site, no other significant sources of noise are known to occur in the vicinity of the new sewer lift station site. In addition, the new sewer lift station site would not contain noise sensitive uses. Therefore, impacts from other noise would not be an issue for the lift station. Infrastructure 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 located underground and is not noise sensitive. No new or substantially increased significant effects would result from the revised project with respect to other noise as the revised project is substantially consistent with the previously analyzed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
34. Noise Effects on or by the Project					X
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?					X
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?					X
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?					X
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?					X

Source: Riverside County General Plan, Table N-1 (Land Use Compatibility for Community Noise Exposure); Project Application Materials

Findings of Fact:

a, c) Impacts related to operational noise due to on-site stationary noise sources and traffic were addressed in the Final EIR prepared for the approved project. The Final EIR indicated that impacts associated with operational noise would be less than significant with the incorporation of mitigation measures. The revised project would result in fewer residential units than proposed under the approved project, thus reducing on-site stationary noise sources and traffic noise generated along area roadways. Noise on the reservoir site under the revised project would remain the same as noise under the approved project because the reservoir, although smaller, would still be constructed on the same site. The new sewer lift station would be located on a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. The proposed sewer lift station is expected to generate insignificant noise levels. The closest sensitive receptors to the new sewer lift station site are located approximately 1 mile to the north. Therefore, impacts related to operational noise due to on-site stationary sources on the new sewer station site would be less than significant. Infrastructure 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 located underground and would not generate noise. Finally, all development on the residential site would adhere to the same mitigation measures listed in the Final EIR to reduce impacts related to operational noise. No new or substantially increased significant effects would result from the revised project with respect to on-site

stationary noise sources and traffic as fewer residential units would be allowed under the revised project.

b, d) Impacts related to construction noise and vibration were addressed in the Final EIR prepared for the approved project. The Final EIR indicated that impacts associated with construction noise and vibration would be less than significant with the incorporation of mitigation measures. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to construction noise and vibration would remain the same as those under the approved project as no new sensitive receptors are located in the surrounding area that could be negatively affected by the revised project. Furthermore, all development on the residential site would adhere to the same mitigation measures listed in the Final EIR to reduce impacts related to construction noise and vibration.

Development of the new sewer lift station may generate noise and vibration levels above existing standards for sensitive uses. However, the closest sensitive receptors are located approximately 1 mile to the north. Therefore, impacts related to construction noise and vibration associated with the new sewer lift station site would be less than significant. The revised routes of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not occur adjacent to sensitive uses. No new or substantially increased significant effects would result from the revised project with respect to construction noise and vibration as the revised project is substantially consistent with the previously analyzed 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
POPULATION AND HOUSING Would the project					
35. Housing					
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?					X
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?					X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?					X
d) Affect a County Redevelopment Project Area?				X	
e) Cumulatively exceed official regional or local population projections?				X	
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)?				X	

Source: Project Application Materials, Riverside County General Plan Housing Element, Riverside County EIR 455

Findings of Fact:

a, c) Impacts related to the displacement of substantial numbers of housing and people were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the project would not result in the displacement of any housing or residents as the residential and reservoir sites are vacant and contain no housing. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As a result, impacts related to the displacement of substantial numbers of housing and people would remain the same as those under the approved project. The new sewer lift station would be located on a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. However, the new sewer lift station site is vacant and contains no housing. Therefore, displacement of substantial numbers of housing and people would not be an issue on the site. Finally, the revised route of the proposed sewer main and the extension of the proposed water

line to the CVWD well field would not impact housing as these routes are presently developed as roadways. No new or substantially increased significant effects would result from the revised project with respect to the displacement of substantial numbers of housing and people other noise as the revised project is substantially consistent with the previously analyzed project.

b) Impacts related to the demand for additional housing were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the project would accommodate housing needs in the Coachella Valley. While the revised project would result in fewer residential units, it would still accommodate housing needs in the Coachella Valley. No new or substantially increased significant effects would result from the revised project with respect to demand for additional housing as the revised project is substantially consistent with the previously analyzed project.

d) Impacts related to County Redevelopment Project Areas were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. None of the project sites and routes of the off-site infrastructure are located within a County Redevelopment Project Area. Therefore, no impacts would occur. No new or substantially increased significant effects would result from the revised project with respect to County Redevelopment Project Areas.

e-f) Impacts related to population projections and population growth were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. TR34552 includes 437 dwelling units while TR34553 includes 896 dwelling units for a total of 1,333 dwelling units; the 386 dwelling units associated with TR31879 were analyzed in Addendum No. 1 to the Desert Dunes Specific Plan EIR. However, for purposes of this analysis, a total of 1,464 dwelling units will be considered which is the difference between the maximum amount of dwelling units allowed by the approved Specific Plan (1,850 dwelling units) and the number of dwelling units (386 dwelling units) analyzed in Addendum No. 1. Based on an average household size of 1.8 persons per household, which is similar to the average household size of other age-restricted developments in the area, the development of 1,464 units would generate approximately 2,635 new residents.

The Coachella Valley Association of Governments (CVAG) subregion is predicted to undergo sustained growth through the year 2035. Population in this subregion is predicted to increase by 538,496 persons between 2010 and 2035, while the housing stock is projected to increase by 180,067 units over the same period. Employment opportunities are also predicted to increase substantially.

When the population increase from the remaining dwelling units under the proposed Specific Plan is added to the 2010 subregional population of 507,319, the resulting population for the year 2020, when the project would be fully developed, is 509,954. This is well within the demographic projection for the year 2020, which is 712,464.

Current Southern California Association of Governments (SCAG) demographic projections for the unincorporated portion of the Coachella Valley extend to the year 2035. It is projected that the Specific Plan development would be ready for occupancy in 2020, and the project would add approximately 2,635 persons to the unincorporated portion of the Coachella Valley by 2020. The current SCAG 2010 population estimate for unincorporated portion of the Coachella Valley is 90,725. When the estimated

population increase of 2,635 persons is added to this current population estimate for the unincorporated portion of the Coachella Valley, the resulting total population of 93,360 is within the 2020 population estimate of 189,937. The population growth associated with the remaining dwelling units under the Specific Plan would not result in the population of the unincorporated portion of the Coachella Valley exceeding the currently adopted population projections. Therefore, the potential for the remaining dwelling units to directly or indirectly induce substantial population growth is less than significant. No new or substantially increased significant effects would result from the revised project with respect to population projections and population growth.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
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					X

Source: Riverside County General Plan Safety Element, Riverside County EIR 455

Findings of Fact: Impacts related to fire services were addressed in the Final EIR prepared for the approved project. The Final EIR indicated that impacts associated with fire services would be less than significant with the incorporation of mitigation measures. The number of units allowed by the revised project would be less than the number of units evaluated in the Final EIR, thus reducing the demand on fire services. The reservoir site, relocated sewer lift station site, and the infrastructure 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 not demand fire services. In addition, all development under the revised project would implement the same mitigation measures as the approved project to reduce impacts to fire services. No new or substantially increased significant effects would result from the revised project with respect to fire services as fewer residential units would be allowed under the revised project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
37. Sheriff Services					X

Source: Riverside County General Plan, Riverside County EIR

Findings of Fact: Impacts related to sheriff services were addressed in the Final EIR prepared for the approved project. The Final EIR indicated that impacts associated with sheriff services would be less than significant with the incorporation of mitigation measures. The number of units allowed by the revised project would be less than the number of units evaluated in the Final EIR, thus reducing the demand on sheriff services. The reservoir site, relocated sewer lift station site, and the infrastructure 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 not demand sheriff services. In addition, all development under the revised project 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 from the revised project with respect to sheriff services as fewer residential units would be allowed under the revised project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	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					X

Source: None

Findings of Fact: Impacts related to schools were not addressed in the Final EIR prepared for the approved project because the proposed development on the site would be an age restricted single-family residential development. The revised project would also consist of an age restricted single-family residential development. As a result, the revised project would not generate students, and would not generate demand for new or expanded school facilities, the construction of which could result in significant environmental effects. Therefore, no impact would occur. No new or substantially increased significant effects would result from the revised project with respect to schools.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
39. Libraries				X	

Source: Riverside County General Plan

Findings of Fact: Impacts related to libraries were not addressed in the Final EIR prepared for the approved project. Riverside County imposes a development impact fee to help fund the acquisition of library holdings. The positive revenue stream to the County from the revised project is expected to adequately offset potential project impacts to library services. In addition, due to the age restriction of the revised project and the on-site amenities available to the residents, the impact on library services is anticipated to be less than significant. Therefore, no impact would occur. No new or substantially increased significant effects would result from the revised project with respect to libraries.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
40. Health Services				X	

Source: Riverside County General Plan

Findings of Fact: Impacts related to health services were not addressed in the Final EIR prepared for the approved project. The revised project would be served by the John F. Kennedy Memorial Hospital, located approximately 15 miles to the east of the project site in the City of Indio. The provision of private health care is largely based on economic factors and demand, and it is unlikely that the revised project would generate a demand for new or expanded facilities for health services, the construction of which could result in significant environmental effects. Therefore, no impact would occur. No new or substantially increased significant effects would result from the revised project with respect to libraries.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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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RECREATION

41. Parks and Recreation

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?					X
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?					X
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)?				X	

Source: 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) Impacts related to construction of parks were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the construction of project specific recreational amenities are not expected to have an adverse physical effect on the environment. The revised project would include the same number of recreational facilities as the approved project, and even though they would be located in a different location under the revised project they would be located in the same development footprint as the approved project. Therefore, the environmental effects of constructing these facilities under the revised project would be similar to the environmental effects under the approved project. No new or substantially increased significant effects would result from the revised project with respect to construction of parks as the revised project is substantially consistent with the previously analyzed project.

b) Impacts related to the physical deterioration of parks were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the development of project amenities would minimize impacts to existing local and regional parks. The revised project would include the same number of recreational facilities as the approved project and

the revised project would have a smaller residential population that may use the local and regional parks. As a result, impacts to existing and regional parks under the revised project would be similar to or less than the impacts under the approved project. No new or substantially increased significant effects would result from the revised project with respect to the physical deterioration of parks as the revised project is substantially consistent with the previously analyzed project.

c). The project site is subject to Quimby Act requirements. Maximum buildout of the revised project would result in about 2,635 residents, and at a ratio of 5.0 acres of parkland per 1,000 residents, the Quimby Act would require approximately 13.2 acres of parkland. Homes proposed on the project site under the revised project will be single-story structures located on private streets with landscaped open space and retention areas around the perimeter. The retention open space areas will be landscaped and are envisioned for use as passive recreation. Additionally, the revised project includes open space and common areas. The project also includes tennis courts, a 30,000-square-foot recreational facility, and access to the existing Desert Dunes Golf Course. The proposed recreation center is located on a 9.8-acre parcel, which combined with on-site active/passive opens space areas, will more than satisfy the requirements of the Quimby Act. In addition, given the revised project is an age-restricted type use of the project, individuals living within the project would not be high parkland users and no impacts are anticipated. No new or substantially increased significant effects would result from the revised project with respect to park fees.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
42. Recreational Trails				X	

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact: Impacts related to recreational trails were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. According to Figure 8 of the Western Coachella Valley Area Plan, a Regional/Class I Bike Path is proposed along the western boundary of the residential site along Palm Drive. The revised project would not inhibit the construction of this planned bike path. Therefore, no impacts would occur. No new or substantially increased significant effects would result from the revised project with respect to recreational trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 non-motorized 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?

X

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?

X

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?

X

d) Alter waterborne, rail or air traffic?

X

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

X

g) Cause an effect upon circulation during the project's construction?

X

h) Result in inadequate emergency access or access to nearby uses?

X

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
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?					X

Source: Riverside County General Plan, Riverside County EIR 455

Findings of Fact:

a-b) Impacts to vehicle traffic were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated 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 revised project would result in the construction of fewer residential units than the approved project, thus reducing the amount of vehicle traffic on the local roadway system. In addition, the revised project would implement the same mitigation measures as the proposed project to reduce impacts related to traffic. Finally, the reservoir site, the relocated sewer lift station, and the infrastructure 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 not generate any traffic. No new or substantially increased significant effects would result from the revised project with respect to vehicle traffic as fewer vehicle trips would be generated under the revised project.

c) Impacts related to a change in air traffic patterns were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that future development facilitated by the approved project is not expected to adversely affect air traffic patterns. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. In addition, the height of the proposed structures under the revised project would be the same as the heights of the proposed structures under the approved project. As a result, impacts related to a change in air traffic patterns would remain the same as those under the approved project. Palm Springs International Airport is located a little over 4 miles southeast of the new sewer lift station site. Even though the new sewer lift station site is located within the flight path of the Palm Springs International Airport, the height of the proposed structure would not affect air traffic patterns. Infrastructure 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 located underground and would not affect air traffic patterns. No new or substantially increased significant effects would result from the revised project with respect to a change in air traffic patterns as the revised project is substantially consistent with the previously analyzed project.

d) See discussion for **Item 27(a)**, above. Impacts related to waterborne, rail or air traffic were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that future development facilitated by the approved project is not expected to adversely affect air, rail, or waterborne patterns or safety of travel. With the exception of minor boundary changes to the residential site, the development footprint of the residential and reservoir sites would remain largely the same under the revised project as it was under the previously approved project. As the residential and reservoir sites would be located the same distance to the nearest rail and air traffic routes and no water features are located nearby, impacts related to waterborne, rail or air traffic would remain the same as those under the approved project. The new sewer lift station would be located on a parcel located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. Even though the new sewer lift station site is located within the flight path of the Palm Springs International Airport, the height of the proposed structure would not affect air travel. The nearest rail line is located approximately 2 miles south of the new sewer lift station site. No rivers, lakes, or other conveyance of water related traffic exists in the project vicinity or region. Therefore, development on the new sewer lift station site is not expected to adversely affect air, rail, or waterborne traffic patterns or safety of travel. For the same reasons as the new sewer lift station site, the revised route of the proposed sewer main and the extension of the proposed water line to the CVWD well field would not adversely affect air, rail, or waterborne traffic patterns or safety of travel. No new or substantially increased significant effects would result from the revised project with respect to waterborne, rail or air traffic.

e) Hazards due to design features were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR included mitigation that requires that clear, unobstructed sight distances be included at site access points as well as all internal intersections to ensure that motorists can enter and exit the site with minimum hazard and disruption of through traffic. The roadway network proposed under the revised project would be the same as under the approved project. As a result, impacts related to design hazards under the revised project would remain the same as those under the approved project. Sight distances associated with the relocated sewer lift station would be unobstructed as the new sewer lift station site would be designed according to City of Cathedral City standards. Infrastructure 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 located underground and therefore would not obstruct sight distance along affected roadways. No new or substantially increased significant effects would result from the revised project with respect to hazards due to design features as the revised project is substantially consistent with the previously analyzed project.

f) Impacts related to the need for new or altered County roads were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The revised project would result in the construction of an internal roadway network that would require maintenance in the long-term. No off-site roads would need to be constructed or altered. However, the maintenance of on-site roadways is not anticipated to cause a financial burden for the County that would interfere with the County's ability to maintain other County facilities such that an environmental impact would result. Maintenance of on-site roads would be funded through association dues. Maintenance of public perimeter roads will be funded by property taxes. Therefore, no impacts would occur. No new or substantially increased significant effects would result from the revised project with respect to the need for new or altered County roads.

g) Impacts related to construction traffic were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. Construction of the revised project may result in some near-term disruptions to traffic flow on roadways immediately adjacent to the project sites and the along the roadways affected by the off-site infrastructure to accommodate the construction needs of the revised project. However, the revised project is not anticipated to affect any other roadways within the vicinity of the project sites or along roadway where off-site infrastructure would be constructed during construction, as it is anticipated that these roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the sites and no long-term road closures would be required. Therefore, impacts would be less than significant. No new or substantially increased significant effects would result from the revised project with respect to construction traffic.

h) Impacts related to emergency access were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the proposed internal street network and land use plan would be designed to provide adequate emergency access to all portions of the site. The roadway network proposed under the revised project would be the same as the road network under the approved project. As a result, impacts related to providing adequate emergency access to all portions of the site would remain the same as those under the approved project. Access to the relocated sewer lift station would be designed according to City of Cathedral City standards. Infrastructure 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 not affect emergency access as the improvements would be located underground. No new or substantially increased significant effects would result from the revised project with respect to emergency access as the revised project is substantially consistent with the previously analyzed project.

i) Impacts related to conflicts with adopted policies supporting alternative transportation were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the approved project would comply with the County's adopted plans and policies that are supportive of alternative modes of transportation. The types of land uses proposed by the revised project would be the same as the approved project. As a result, impacts related to compliance with the County's adopted plans and policies that are supportive of alternative modes of transportation would remain the same as those under the approved project. The relocated sewer lift station and the infrastructure 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 not interfere with the County's adopted plans and policies that are supportive of alternative modes of transportation as no residential or commercial uses that would generate transit trips are proposed under these project elements. No new or substantially increased significant effects would result from the revised project with respect to conflicts with adopted policies supporting alternative transportation as the revised project is substantially consistent with the previously analyzed 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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44. Bike Trails

Source: Riverside County General Plan

Findings of Fact: See discussion for **Item 42**, above. Impacts related to bike trails were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. According to Figure 8 of the Western Coachella Valley Area Plan, a Regional/Class I Bike Path is proposed along the western boundary of the residential site along Palm Drive. The Regional/Class I Bike Path will be constructed along the Palm Drive frontage of the residential site in accordance with the plan. Therefore, no impacts would occur. No new or substantially increased significant effects would result from the revised project with respect to bike trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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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UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

X

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

X

Source: Department of Environmental Health Review, Riverside County EIR 455, Coachella Valley Water District 2010 Urban Water Management Plan

Findings of Fact:

a-b) CVWD would provide water to the revised project. Impacts related to water supply and infrastructure were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Water

Supply Assessment prepared for the project and referenced in the Final EIR indicated that sufficient water supplies are available to meet the demand of the project. Therefore, the Final EIR concluded that impacts associated with water supply would be less than significant. The Final EIR also indicated that impacts associated with infrastructure would be less than significant with the incorporation of mitigation measures. The revised project would result in fewer residential units than the approved project, thus reducing the amount of water that would be needed. In addition, the proposed project would implement the same mitigation measures as the proposed project to reduce impacts related to water supply and infrastructure. Finally, although the demand for water within the CVWD service area has increased since certification of the Final EIR due to growth in the Coachella Valley, the CVWD has adequate resources to provide water to future users in the valley through 2045 according to the CVWD's 2010 Urban Water Management Plan. The reservoir site, the relocated sewer lift station, and the infrastructure 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 not demand water. No new or substantially increased significant effects would result from the revised project with respect to water supply and infrastructure as fewer residential units would be allowed under the revised 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
46. Sewer					
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?					X
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?					X

Source: Department of Environmental Health Review, Riverside County EIR 455

Findings of Fact:

a-b) Wastewater generated on the project site would be treated at Waste Water Treatment Plant No. 7. Impacts related to sewer capacity and infrastructure were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with sewer capacity and infrastructure would be less than significant. The revised project would result in fewer residential units than the approved project, thus reducing the amount of wastewater that would be generated. Although wastewater generation within the treatment plant's service area has increased since certification of the Final EIR due to growth in the Coachella Valley, the CVWD has the capacity to increase its wastewater treatment capacity as population in the valley grows according to information posted on the CVWD's website. The reservoir site, the relocated sewer lift station, and the infrastructure 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 not generate wastewater. No new or substantially increased significant effects would result from the proposed project with respect to sewer capacity and infrastructure as fewer residential units would be allowed under the revised 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
47. Solid Waste					
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?					X
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)?					X

Source: Riverside County General Plan, Riverside County EIR 455

Findings of Fact:

a-b) Solid waste generated by the revised project would be disposed of at one of several landfills in Riverside County. Impacts related to solid waste capacity were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with solid waste capacity would be less than significant with the incorporation of mitigation measures. The revised project would result in fewer residential units than the approved project, thus reducing the amount of solid waste that would be generated. In addition, the proposed project would implement the same

mitigation measures as the proposed project to reduce impacts related to solid waste capacity. Finally, while solid waste generation in the Coachella Valley has increased since certification of the Final EIR, Riverside County has enough landfill capacity to meet future growth in the valley for 15 years according to the website for the County's Waste Management Department. The reservoir site, the relocated sewer lift station, and the infrastructure 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 not generate solid waste. No new or substantially increased significant effects would result from the revised project with respect to solid waste capacity as fewer residential units would be allowed under the revised 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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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?					X
b) Natural gas?					X
c) Communications systems?					X
d) Storm water drainage?					X
e) Street lighting?					X
f) Maintenance of public facilities, including roads?					X
g) Other governmental services?					X

Source: None

Findings of Fact:

a-g) Impacts related to the construction of new utility facilities or the expansion of existing utility facilities were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that impacts associated with constructing utility facilities (i.e., air quality) would be significant even with the incorporation of mitigation measures. The revised project would result in fewer residential units than the approved project, thus reducing impacts associated with constructing utility facilities. Impacts associated with construction of utility facilities on the reservoir site under the revised project would be the same as under the approved project as a similar amount of development is proposed for the site under both scenarios. While the site of the sewer lift station would be

relocated under the revised project, the type of development on the new site would be the same as the type of development on the previous site. Therefore, impacts associated with construction of utility facilities on the lift station site under the revised project would be the same as under the approved project. Finally, the revised project would implement the same mitigation measures as the proposed project to reduce impacts related to constructing utility facilities. No new or substantially increased significant effects would result from the revised project with respect to the construction of new utility facilities or the expansion of existing utility facilities as the revised project is substantially consistent with the previously analyzed 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
49. Energy Conservation					
a) Would the project conflict with any adopted energy conservation plans?				X	

Source: None

Findings of Fact:

a) Impacts related to energy conservation were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. There are no adopted energy conservation plans that are applicable to the revised project. All development proposed under the Specific Plan would be required to comply with Title 24 of the California Code of Regulations. Therefore, no impacts would occur. No new or substantially increased significant effects would result from the revised project with respect to energy conservation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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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MANDATORY FINDINGS OF SIGNIFICANCE

50.

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?

X

Source: Staff review, Project Application Materials

Findings of Fact: As discussed above, impacts to biological and cultural resources were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The revised project may cause environmental degradation, reduce habitat of sensitive fish, wildlife, or plant species, or eliminate important examples of the major periods of California history or prehistory. However, development of land uses allowed by the revised project would not result in any new or substantially more severe impacts than those identified in the Desert Dunes Specific Plan EIR as the revised project is substantially consistent with the previously analyzed 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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51.

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)?

X

Source: Staff review, Project Application Materials

Findings of Fact: The Final EIR prepared for the Desert Dunes Specific Plan indicated that significant and unavoidable cumulative impacts would occur with respect to traffic, groundwater resources, biological resources, air quality and water supply, and the County deemed these impacts to be acceptable by adopting a Statement of Overriding Considerations after certifying the Final EIR. Development of land uses allowed by the revised project would not result in any new or substantially more severe cumulative impacts than those identified in the Desert Dunes Specific Plan EIR as the revised project is substantially consistent with the previously analyzed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
52.					X
Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?					

Source: Staff review, project application

Findings of Fact: As discussed above, implementation of the revised project would have significant and unavoidable effects on the environment. The nature of these effects may have a substantial adverse effect on human beings. However, development of land uses allowed by the revised project would not result in any new or substantially more severe impacts than those identified in the Desert Dunes Specific Plan EIR as the revised project is substantially consistent with the previously analyzed project.

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: Environmental Impact Report No. 455

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

APPENDIX A

Greenhouse Gas Emissions Worksheets

Desert Dunes
Riverside-Mojave Desert SCAQMD County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Health Club	30	1000sqft
Single Family Housing	1850	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Rural	Wind Speed (m/s)	2.6	Utility Company	Southern California Edison
Climate Zone	15	Precipitation Freq (Days)	28		

1.3 User Entered Comments

Project Characteristics -
 Land Use - 1,850 single family homes and 30,000 sqft community center.
 Construction Phase - Construction schedule assumed over 10 years using default construction schedule estimator.
 Woodstoves - No fireplaces or woodstves.
 Mobile Land Use Mitigation -
 Area Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Construction Off-road Equipment Mitigation -

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

Year	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2013											0.00	1,337.45	1,337.45	0.13	0.00	1,340.19
2014											0.00	1,707.71	1,707.71	0.14	0.00	1,710.66
2015											0.00	3,054.80	3,054.80	0.21	0.00	3,059.16
2016											0.00	3,014.73	3,014.73	0.19	0.00	3,018.75
2017											0.00	2,966.06	2,966.06	0.18	0.00	2,969.75
2018											0.00	2,943.58	2,943.58	0.16	0.00	2,947.00
2019											0.00	2,912.48	2,912.48	0.15	0.00	2,915.68
2020											0.00	2,893.89	2,893.89	0.14	0.00	2,896.89
2021											0.00	2,855.33	2,855.33	0.13	0.00	2,858.13
2022											0.00	2,819.01	2,819.01	0.13	0.00	2,821.64
2023											0.00	244.29	244.29	0.01	0.00	244.60
Total											0.00	26,749.33	26,749.33	1.57	0.00	26,782.45

2.1 Overall Construction

Mitigated Construction

Year	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
2013											0.00	1,337.45	1,337.45	0.13	0.00	1,340.19
2014											0.00	1,707.71	1,707.71	0.14	0.00	1,710.66
2015											0.00	3,054.80	3,054.80	0.21	0.00	3,059.16
2016											0.00	3,014.73	3,014.73	0.19	0.00	3,018.75
2017											0.00	2,966.06	2,966.06	0.18	0.00	2,969.75
2018											0.00	2,943.58	2,943.58	0.16	0.00	2,947.00
2019											0.00	2,912.48	2,912.48	0.15	0.00	2,915.66
2020											0.00	2,893.89	2,893.89	0.14	0.00	2,896.89
2021											0.00	2,855.33	2,855.33	0.13	0.00	2,858.13
2022											0.00	2,819.01	2,819.01	0.13	0.00	2,821.64
2023											0.00	244.29	244.29	0.01	0.00	244.60
Total											0.00	26,749.33	26,749.33	1.57	0.00	26,762.45

2.2 Overall Operational

Unmitigated Operational

Category	ROG	NOx	CO	SO2	tons/yr					MT/yr							
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
Area												1,910.97	2,450.32	4,361.29	1.84	0.18	4,455.60
Energy												0.00	8,024.92	8,024.92	0.26	0.14	8,074.48
Mobile												0.00	153,472.5 ³	153,472.5 ³	1.72	0.00	153,508.5 ⁸
Waste												475.06	0.00	475.06	28.08	0.00	1,084.64
Water												0.00	713.69	713.69	3.77	0.10	825.26
Total												2,386.03	164,661.4⁶	167,047.4⁹	35.67	0.42	167,928.5⁶

2.2 Overall Operational

Mitigated Operational

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Area											0.00	3,980.33	3,980.33	0.12	0.07	4,005.20
Energy											0.00	6,487.98	6,487.98	0.21	0.12	6,528.03
Mobile											0.00	150,795.58	150,795.58	1.70	0.00	150,831.24
Waste											332.54	0.00	332.54	19.65	0.00	745.25
Water											0.00	499.58	499.58	2.64	0.07	577.68
Total											332.54	161,763.47	162,096.01	24.32	0.26	162,687.40

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use DPF for Construction Equipment

3.2 Grading - 2013

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust											0.00	0.00	0.00	0.00	0.00	0.00
Off-Road											0.00	1,284.94	1,284.94	0.13	0.00	1,287.58
Total											0.00	1,284.94	1,284.94	0.13	0.00	1,287.58

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	0.00	0.00	0.00	0.00	0.00
Worker											0.00	52.50	52.50	0.01	0.00	52.61
Total											0.00	52.50	52.50	0.01	0.00	52.61

3.2 Grading - 2014

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Fugitive Dust											0.00	0.00	0.00	0.00	0.00	0.00
Off-Road											0.00	132.93	132.93	0.01	0.00	133.18
Total											0.00	132.93	132.93	0.01	0.00	133.18

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	0.00	0.00	0.00	0.00	0.00
Worker											0.00	5.32	5.32	0.00	0.00	5.33
Total											0.00	5.32	5.32	0.00	0.00	5.33

3.3 Paving - 2014

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	tons/yr			MT/yr									
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Off-Road												0.00	153.48	153.48	0.02	0.00	153.99
Paving												0.00	0.00	0.00	0.00	0.00	0.00
Total												0.00	153.48	153.48	0.02	0.00	153.99

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	tons/yr			MT/yr									
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling												0.00	0.00	0.00	0.00	0.00	0.00
Vendor												0.00	0.00	0.00	0.00	0.00	0.00
Worker												0.00	17.16	17.16	0.00	0.00	17.19
Total												0.00	17.16	17.16	0.00	0.00	17.19

3.3 Paving - 2014

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	tons/yr			MT/yr					CO2e				
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2		Total CO2	CH4	N2O	
Off-Road												0.00	153.48	153.48	0.02	0.00	153.99
Paving												0.00	0.00	0.00	0.00	0.00	0.00
Total												0.00	153.48	153.48	0.02	0.00	153.99

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	tons/yr			MT/yr					CO2e				
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2		Total CO2	CH4	N2O	
Hauling												0.00	0.00	0.00	0.00	0.00	0.00
Vendor												0.00	0.00	0.00	0.00	0.00	0.00
Worker												0.00	17.16	17.16	0.00	0.00	17.19
Total												0.00	17.16	17.16	0.00	0.00	17.19

3.4 Building Construction - 2014

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	216.21	216.21	0.02	0.00	216.69
Total											0.00	216.21	216.21	0.02	0.00	216.69

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	392.57	392.57	0.01	0.00	392.72
Worker											0.00	790.04	790.04	0.07	0.00	791.55
Total											0.00	1,182.61	1,182.61	0.08	0.00	1,184.27

3.4 Building Construction - 2014

Mitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	216.21	216.21	0.02	0.00	216.89
Total											0.00	216.21	216.21	0.02	0.00	216.89

Mitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	392.57	392.57	0.01	0.00	392.72
Worker											0.00	790.04	790.04	0.07	0.00	791.55
Total											0.00	1,182.61	1,182.61	0.08	0.00	1,184.27

3.4 Building Construction - 2015

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	tons/yr					MT/yr							
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
Off-Road												0.00	478.23	478.23	0.05	0.00	479.20
Total												0.00	478.23	478.23	0.05	0.00	479.20

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	tons/yr					MT/yr							
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
Hauling												0.00	0.00	0.00	0.00	0.00	0.00
Vendor												0.00	867.01	867.01	0.01	0.00	867.31
Worker												0.00	1,709.56	1,709.56	0.15	0.00	1,712.66
Total												0.00	2,576.57	2,576.57	0.16	0.00	2,579.97

3.4 Building Construction - 2015

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	478.23	478.23	0.05	0.00	479.20
Total											0.00	478.23	478.23	0.05	0.00	479.20

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	867.01	867.01	0.01	0.00	867.31
Worker											0.00	1,709.56	1,709.56	0.15	0.00	1,712.66
Total											0.00	2,576.57	2,576.57	0.16	0.00	2,579.97

3.4 Building Construction - 2016

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	478.23	478.23	0.04	0.00	479.11
Total											0.00	478.23	478.23	0.04	0.00	479.11

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	865.93	865.93	0.01	0.00	866.21
Worker											0.00	1,670.57	1,670.57	0.14	0.00	1,673.43
Total											0.00	2,536.50	2,536.50	0.15	0.00	2,539.64

3.4 Building Construction - 2016

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	478.23	478.23	0.04	0.00	479.11
Total											0.00	478.23	478.23	0.04	0.00	479.11

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	865.93	865.93	0.01	0.00	866.21
Worker											0.00	1,670.57	1,670.57	0.14	0.00	1,673.43
Total											0.00	2,536.50	2,536.50	0.15	0.00	2,539.64

3.4 Building Construction - 2017

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	476.40	476.40	0.04	0.00	477.20
Total											0.00	476.40	476.40	0.04	0.00	477.20

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	861.81	861.81	0.01	0.00	862.07
Worker											0.00	1,627.85	1,627.85	0.13	0.00	1,630.48
Total											0.00	2,489.66	2,489.66	0.14	0.00	2,492.55

3.4 Building Construction - 2017

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr											MT/yr				
Off-Road											0.00	476.40	476.40	0.04	0.00	477.20
Total											0.00	476.40	476.40	0.04	0.00	477.20

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr											MT/yr				
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	861.81	861.81	0.01	0.00	862.07
Worker											0.00	1,627.85	1,627.85	0.13	0.00	1,630.48
Total											0.00	2,489.66	2,489.66	0.14	0.00	2,492.55

3.4 Building Construction - 2018

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	tons/yr					MT/yr					CO2e		
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4		N2O	
Off-Road												0.00	478.23	478.23	0.04	0.00	478.97
Total												0.00	478.23	478.23	0.04	0.00	478.97

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	tons/yr					MT/yr					CO2e		
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4		N2O	
Hauling												0.00	0.00	0.00	0.00	0.00	0.00
Vendor												0.00	864.60	864.60	0.01	0.00	864.83
Worker												0.00	1,600.75	1,600.75	0.12	0.00	1,603.21
Total												0.00	2,465.35	2,465.35	0.13	0.00	2,468.04

3.4 Building Construction - 2018

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	478.23	478.23	0.04	0.00	478.97
Total											0.00	478.23	478.23	0.04	0.00	478.97

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	864.60	864.60	0.01	0.00	864.83
Worker											0.00	1,600.75	1,600.75	0.12	0.00	1,603.21
Total											0.00	2,465.35	2,465.35	0.13	0.00	2,468.04

3.4 Building Construction - 2019

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	478.23	478.23	0.03	0.00	478.91
Total											0.00	478.23	478.23	0.03	0.00	478.91

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	864.15	864.15	0.01	0.00	864.36
Worker											0.00	1,570.10	1,570.10	0.11	0.00	1,572.41
Total											0.00	2,434.25	2,434.25	0.12	0.00	2,436.77

3.4 Building Construction - 2019

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	478.23	478.23	0.03	0.00	478.91
Total											0.00	478.23	478.23	0.03	0.00	478.91

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	864.15	864.15	0.01	0.00	864.36
Worker											0.00	1,570.10	1,570.10	0.11	0.00	1,572.41
Total											0.00	2,434.25	2,434.25	0.12	0.00	2,436.77

3.4 Building Construction - 2020

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	480.06	480.06	0.03	0.00	480.68
Total											0.00	480.06	480.06	0.03	0.00	480.68

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	866.93	866.93	0.01	0.00	867.13
Worker											0.00	1,546.90	1,546.90	0.10	0.00	1,549.08
Total											0.00	2,413.83	2,413.83	0.11	0.00	2,416.21

3.4 Building Construction - 2020

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	tons/yr			MT/yr									
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Off-Road												0.00	480.06	480.06	0.03	0.00	480.68
Total												0.00	480.06	480.06	0.03	0.00	480.68

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	tons/yr			MT/yr									
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling												0.00	0.00	0.00	0.00	0.00	0.00
Vendor												0.00	866.93	866.93	0.01	0.00	867.13
Worker												0.00	1,546.90	1,546.90	0.10	0.00	1,549.08
Total												0.00	2,413.83	2,413.83	0.11	0.00	2,416.21

3.4 Building Construction - 2021

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	478.23	478.23	0.03	0.00	478.79
Total											0.00	478.23	478.23	0.03	0.00	478.79

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	863.12	863.12	0.01	0.00	863.31
Worker											0.00	1,513.97	1,513.97	0.10	0.00	1,516.02
Total											0.00	2,377.09	2,377.09	0.11	0.00	2,379.33

3.4 Building Construction - 2021

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	tons/yr					MT/yr							
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
Off-Road												0.00	478.23	478.23	0.03	0.00	478.79
Total												0.00	478.23	478.23	0.03	0.00	478.79

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	tons/yr					MT/yr							
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
Hauling												0.00	0.00	0.00	0.00	0.00	0.00
Vendor												0.00	863.12	863.12	0.01	0.00	863.31
Worker												0.00	1,513.97	1,513.97	0.10	0.00	1,516.02
Total												0.00	2,377.09	2,377.09	0.11	0.00	2,379.33

3.4 Building Construction - 2022

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	476.40	476.40	0.02	0.00	476.92
Total											0.00	476.40	476.40	0.02	0.00	476.92

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	859.42	859.42	0.01	0.00	859.61
Worker											0.00	1,483.19	1,483.19	0.09	0.00	1,485.11
Total											0.00	2,342.61	2,342.61	0.10	0.00	2,344.72

3.4 Building Construction - 2022

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	476.40	476.40	0.02	0.00	476.92
Total											0.00	476.40	476.40	0.02	0.00	476.92

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	859.42	859.42	0.01	0.00	859.61
Worker											0.00	1,483.19	1,483.19	0.09	0.00	1,485.11
Total											0.00	2,342.61	2,342.61	0.10	0.00	2,344.72

3.4 Building Construction - 2023

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Off-Road											0.00	0.00	0.00	0.00	0.00	0.00
Total											0.00	0.00	0.00	0.00	0.00	0.00

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	0.00	0.00	0.00	0.00	0.00
Worker											0.00	0.00	0.00	0.00	0.00	0.00
Total											0.00	0.00	0.00	0.00	0.00	0.00

3.4 Building Construction - 2023

Mitigated Construction On-Site

Category	tons/yr										MT/yr						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
Off-Road											0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total											0.00	0.00	0.00	0.00	0.00	0.00	0.00

Mitigated Construction Off-Site

Category	tons/yr										MT/yr						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
Hauling											0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker											0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total											0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.5 Architectural Coating - 2023

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Archit. Coating											0.00	0.00	0.00	0.00	0.00	0.00
Off-Road											0.00	24.86	24.86	0.00	0.00	24.90
Total											0.00	24.86	24.86	0.00	0.00	24.90

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	0.00	0.00	0.00	0.00	0.00
Worker											0.00	219.43	219.43	0.01	0.00	219.70
Total											0.00	219.43	219.43	0.01	0.00	219.70

3.5 Architectural Coating - 2023

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Archit. Coating											0.00	0.00	0.00	0.00	0.00	0.00
Off-Road											0.00	24.86	24.86	0.00	0.00	24.90
Total											0.00	24.86	24.86	0.00	0.00	24.90

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling											0.00	0.00	0.00	0.00	0.00	0.00
Vendor											0.00	0.00	0.00	0.00	0.00	0.00
Worker											0.00	219.43	219.43	0.01	0.00	219.70
Total											0.00	219.43	219.43	0.01	0.00	219.70

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

Improve Walkability Design
 Improve Pedestrian Network

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Mitigated											0.00	150,796.58	150,796.58	1.70	0.00	150,831.24
Unmitigated											0.00	153,472.53	153,472.53	1.72	0.00	153,508.58
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT		Mitigated Annual VMT	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT
Health Club	987.90	626.10	801.90	2,829,604	2,776,340	2,776,340	2,776,340
Single Family Housing	17,704.50	18,648.00	16,224.50	87,989,516	86,333,201	86,333,201	86,333,201
Total	18,692.40	19,274.10	17,026.40	90,819,120	89,109,541	89,109,541	89,109,541

4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Health Club	12.60	15.40	9.60	16.90	64.10	19.00
Single Family Housing	17.60	12.10	14.90	40.20	19.20	40.60

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

Percent of Electricity Use Generated with Renewable Energy

Install Energy Efficient Appliances

Category	tons/yr										MT/yr					
	FOG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Electricity Mitigated											0.00	3,121.99	3,121.99	0.14	0.05	3,141.55
Electricity Unmitigated											0.00	3,970.90	3,970.90	0.18	0.07	3,995.79
Natural Gas Mitigated											0.00	3,365.99	3,365.99	0.06	0.06	3,386.47
Natural Gas Unmitigated											0.00	4,054.03	4,054.03	0.08	0.07	4,078.70
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

5.3 Energy by Land Use - Electricity

Unmitigated

Land Use	Electricity Use kWh	tons/yr					MT/yr			
		ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e	
Health Club	332100					96.60	0.00	0.00	97.20	
Single Family Housing	1.33197e+007					3,874.30	0.18	0.07	3,898.58	
Total						3,970.90	0.18	0.07	3,995.78	

Mitigated

Land Use	Electricity Use kWh	tons/yr					MT/yr			
		ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e	
Health Club	257148					74.80	0.00	0.00	75.27	
Single Family Housing	1.04761e+007					3,047.19	0.14	0.05	3,066.29	
Total						3,121.99	0.14	0.05	3,141.56	

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- Use only Natural Gas Hearths
- Use Low VOC Cleaning Supplies

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Mitigated											0.00	3,980.33	3,980.33	0.12	0.07	4,005.20
Unmitigated											1,910.97	2,450.32	4,361.29	1.84	0.18	4,455.60
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

6.2 Area by SubCategory

Unmitigated

SubCategory	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating											0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products											0.00	0.00	0.00	0.00	0.00	0.00
Hearth											1,910.97	2,404.30	4,315.27	1.79	0.18	4,408.66
Landscaping											0.00	46.02	46.02	0.04	0.00	46.94
Total											1,910.97	2,450.32	4,361.29	1.83	0.18	4,455.60

Mitigated

SubCategory	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating											0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products											0.00	0.00	0.00	0.00	0.00	0.00
Hearth											0.00	3,934.31	3,934.31	0.08	0.07	3,958.25
Landscaping											0.00	46.02	46.02	0.04	0.00	46.94
Total											0.00	3,980.33	3,980.33	0.12	0.07	4,005.19

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Turf Reduction

Use Water Efficient Irrigation System

Category	tons/yr						MT/yr				
	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e			
Mitigated					499.56	2.64	0.07	577.68			
Unmitigated					713.69	3.77	0.10	825.26			
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

7.2 Water by Land Use

Unmitigated

Land Use	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Mgal	tons/yr	tons/yr	tons/yr	tons/yr	MT/yr	MT/yr	MT/yr	MT/yr
Health Club	1.77429 / 1.08747					10.25	0.05	0.00	11.87
Single Family Housing	120.535 / 75.9884					703.43	3.71	0.10	813.39
Total						713.68	3.76	0.10	825.26

Mitigated

Land Use	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	Mgal	tons/yr	tons/yr	tons/yr	tons/yr	MT/yr	MT/yr	MT/yr	MT/yr
Health Club	1.24201 / 0.761229					7.18	0.04	0.00	8.31
Single Family Housing	84.3745 / 53.1926					492.40	2.60	0.07	569.37
Total						499.58	2.64	0.07	577.68

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr							
	MT/yr							
Mitigated					332.54	19.85	0.00	745.25
Unmitigated					475.06	28.08	0.00	1,064.64
Total	NA	NA	NA	NA	NA	NA	NA	NA

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons	tons/yr							
	MT/yr								
Land Use									
Health Club	171					34.71	2.05	0.00	77.79
Single Family Housing	2169.31					440.35	26.02	0.00	986.85
Total						475.06	28.07	0.00	1,064.64

8.2 Waste by Land Use

Mitigated

Land Use	Waste Disposed tons	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
		tons/yr							MT/yr
Health Club	119.7					24.30	1.44	0.00	54.45
Single Family Housing	1518.52					308.25	18.22	0.00	690.80
Total						332.55	19.66	0.00	745.25

9.0 Vegetation

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

INEFFECT

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 2 SP - Definitions

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 336 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 336.

CHANGE OF ZONE = Change of Zone No. 6876.

EIR = Environmental Impact Report No. 455.

10. EVERY. 3 SP - SP Document

INEFFECT

Specific Plan No. 336 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution and all resolutions for prior amendments to the Specific Plan.
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both

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10. GENERAL CONDITIONS

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

INEFFECT

graphical and narrative formats.

b. Environmental Impact Report No. 455 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices

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

10. EVERY. 4 SP - Ordinance Requirements

INEFFECT

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

10. EVERY. 5 SP - Limits of SP DOCUMENT

INEFFECT

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

10. EVERY. 6 SP - HOLD HARMLESS SPSC1

RECOMMND

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

- (a) any claim, action, or proceeding against the COUNTY to

SPECIFIC PLAN Case #: SP00336

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10. GENERAL CONDITIONS

10. EVERY. 6 SP - HOLD HARMLESS SPSC1 (cont.)

RECOMMND

attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN; and,

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

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

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

10. EVERY. 7 SP - DEFINITIONS SPSC1

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 336 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 336 [as modified by Substantial Conformance No. 1]

CHANGE OF ZONE = Change of Zone No. 7715. [replacing CZ6876]

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP-GSP-1 ORD. NOT SUPERSEDED

INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall

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10. GENERAL CONDITIONS

10.BS GRADE. 2 SP-GSP-1 ORD. NOT SUPERSEDED (cont.) INEFFECT

conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 3 SP-GSP-2 GEO/SOIL TO BE OBEYED INEFFECT

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

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

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

10.BS GRADE. 5 SP-NO GRADING & SUBDIVIDING INEFFECT

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

EPD DEPARTMENT

10.EPD. 1 CVMSHCP LUAG COMPLIANCE INEFFECT

The project shall comply with the Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Section 4.5 Land Use Adjacency Guidelines (LUAG). Areas of compliance include, but are not limited to:

1. Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will occur only in the boundaries of the development. Fuel modification zones will not encroach into the Conservation Area.

2. Night lighting shall be directed away from the Conservation Area. Shielding shall be incorporated in

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10. GENERAL CONDITIONS

10.EPD. 1 CVMSHCP LUAG COMPLIANCE (cont.)

INEFFECT

project designs to ensure ambient lighting in the Conservation Area do not increase.

3. All landscaping shall conform to the CVMSHCP, Section 4.5 in Table 4-112, Coachella Valley Native Plants Recommended for Landscaping on pages 4-203 through 4-205 and Table 4-113, Prohibited Invasive Ornamental Plants, on pages 4-206.

4. Manufactured slopes associated with proposed site development shall not extend into the Conservation Area.

5. Land uses adjacent to or with a Conservation Area Noise levels shall not exceed 105 dBA hourly without the incorporation of setbacks, berms, or walls to minimize the effects of the noise on the adjacent Conservation Area.

6. All drainages shall be kept clear of toxins, chemicals, petroleum products, exotic plant material or elements to ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions.

7. New roads or trails shall not extend into the Conservation Area.

8. Land uses adjacent to or within a Conservation Area shall incorporate barriers to minimized unauthorized public access, domestic animal predation, illegal trespass, or dumping in the Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls and other signage.

10.EPD. 2 SP - CVMSHCP CREDIT AGREEMENT

INEFFECT

THIS PROJECT MAY BE ELIGIBLE FOR A CREDIT AGAINST FUTURE CVMSHCP MITIGATION FEES. AT THE TIME OF PROCESSING ENTITLEMENT PROJECTS UNDER THIS SP, IF THE CVMSHCP HAS BEEN APPROVED AND EFFECTIVE, AND IF ANY ASSOCIATED MITIGATION FEES HAVE BEEN ADOPTED, THEN THE APPLICANT CAN REQUEST THAT A CREDIT AGREEMENT BE CONSIDERED IN ASSOCIATION WITH THEIR PROJECT APPROVALS. A CREDIT WILL ONLY BE CONSIDERED IF THE CONSERVATION LAND SET ASIDE AS PART OF THIS SP IS INCLUDED IN ANY FUTURE CONSERVATION LAND IDENTIFIED AS TO BE CONSERVED BY THE CVMSHCP. THE PROCESSING OF A CREDIT AGREEMENT SHALL BE IN CONFORMANCE WITH THE RULES ADOPTED AS

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10. GENERAL CONDITIONS

10.EPD. 2 SP - CVMSHCP CREDIT AGREEMENT (cont.) INEFFECT

PART OF THE CVMSHCP FEE PROGRAM.

FIRE DEPARTMENT

10.FIRE. 1 SP-#71-ADVERSE IMPACTS INEFFECT

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

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

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

10.FIRE. 3 SP-#87-OFF-SET FUNDING INEFFECT

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

10.FIRE. 4 SP-#96-ROOFING MATERIAL INEFFECT

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

INEFFECT

developer's consulting engineer has produced a report titled "Flood Hazard Analysis and Flood Control Plan for Tract 31879, Solera at Desert Dunes, Riverside County California" The most recent submittal dated June 1, 2005 presents a feasible overall drainage plan.

The project proposes to capture tributary flood flows from major offsite watersheds within engineered and landscaped channels running parallel to the perimeter roadways on the north and east project boundaries and convey them through the site within the golf course. The District notes that the collector channels along 18-th street are aligned nearly perpendicular to the fall-line of the existing terrain consequently forcing stormwater to turn ninety degrees upon entering the project site. This configuration creates a greater possibility of aggradation in the channel. However, because the project is located on the relative fringe of the Morongo/Mission alluvial floodplain, the compounded risk of flows reaching the site and causing significant in-channel aggradation is small. The District finds the proposal to be acceptable in this case.

The proposed development would rely on the flood protection/conveyance provided by the golf course. The golf course is existing, but was not designed as a flood control facility. Protection of the new commercial and residential development proposed by SP336 carries a much higher standard of care than required for the existing use.

The developer has proposed to install armored bank protection in the golf course to assure that the proposed homes adjacent to the golf course are protected from flooding. The limits of the bank protection may need to be modified and lengthened somewhat from what is shown on the exhibits included in the June 1, 2005 report, but the concept appears sound.

These major green belt facilities provide for the public health and safety and will require maintenance by a public agency or a guarantee of maintenance by a public agency. The Riverside County Flood Control and Water Conservation District is willing to accept maintenance responsibility for the structural aspects of the channels (e.g. channel revetments, drop structures, side inlets etc.) but cannot be responsible for the maintenance of the landscaping or amenities. Nor will landscaping be credited with contributing to the flood control function (e.g. turf as

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) (cont.)

INEFFECT

erosion protection).

In order to accommodate the type of flood control facilities which have been selected at the discretion of the applicant to complement the nature of the proposed development, the District will require that, prior to the issuance of any grading permit within the Specific Plan, or recordation of any of the associated tract maps, whichever occurs first, the developer shall enter into a cooperative agreement with the District to establish important items. Said agreement shall be acceptable to both the District and County Counsel and shall include but not necessarily be limited to the following:

1. A precise description of the facilities to be maintained under the agreement and exact language of the easement(s) for the major flood control conveyance facilities.

2. The entity/entities and assigns that will be responsible for maintenance activities both ordinary and catastrophic.

3. Definitions of "ordinary" verses "catastrophic" maintenance and establishment of the party responsible for the various maintenance activities. This would include a clause stating that determination of the adherence to the levels of maintenance will be in the sole judgment of the District.

4. An understanding that should the District be forced to provide maintenance for the facilities, it will be done in a manner that, in the sole discretion of the District, is in the best public interest. This may involve the elimination of amenities. (For example, the District would not restore damage to the Golf Course channel unless the damage impaired the flood control function. Further, the District would not be responsible for re-establishment of amenities damaged by the catastrophic event or the restoration effort.)

5. The specific uses and maintenance activities within the various channels, conveyance areas, and access roads/trails. (For example, some areas would be used by the public and some areas only entered by landscaping crews.)

6. The entity/entities that would indemnify, hold harmless and defend the District, and the County of Riverside

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) (cont.) (cont.INEFFECT

against any claims or liability resulting from the construction, operation, maintenance and all other uses of the drainage facilities.

7. The appropriate coverage and of types insurance policies required.

8. The process by which any proposed modifications to the conveyance areas by either District or others would be reviewed and approved. (For example, changes in the golf course grading by the golf course operator must be acceptable to the District. Conversely, if the District finds that a facility needs modification to provide for the flood control function, this would need to be coordinated with the underlying fee owner.)

9. Access rights for the District for inspection purposes.

10. An establishment of time frames and procedures for noticing and compliance regarding maintenance of the facilities. (i.e. Uncorrected activities or neglect causing impairment of the flood control function could trigger action by the District)

11. A clause providing that if the District is forced to assume the maintenance responsibility for the drainage facilities, ownership of the facilities will fall to the District.

12. That the owner agrees to accept developed conditions flows from offsite areas whether or not offsite water quality mitigation features have been provided.

13. The owner will not unreasonably withhold permission to construct future connecting facilities and will allow connections without fee. (i.e. No "toll" channels, but owner may require that future connections make reasonable effort avoid disturbing existing amenities.)

10.FLOOD RI. 1 SP FLOOD HZRD RPT SC1 11/6/12

RECOMMND

Specific Plan 336 (Desert Dunes) is a proposal to develop about 450 acres for residential use in the southern Desert Hot Springs area. The site is bounded by Palm Avenue on the west, 18th street on the north, Bubbling Wells Road on the East and 20th Avenue on the south. This development

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HZRD RPT SC1 11/6/12 (cont.)

RECOMMND

would be part of the three tract development which includes Tract 31879, 34552, and 34553.

The entire site is presently subject to extreme flood hazard, shown as a 100 year Zone AO floodplain delineated on Panel No. 06065C0915G (depth of 1 to 3-foot, velocity of 6 to 8 feet per second) of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Flood flows from Long Canyon and Morongo Wash confluence on the site and major flood control infrastructure is required to develop the site to the proposed density. The developer's consulting engineer has produced a report titled "Flood Hazard Analysis and Flood Control Plan for Tract 31879, Solera at Desert Dunes, Riverside County California". The most recent submittal dated April 16, 2007 presents a feasible overall drainage plan. Some details still need to be addressed in the plan check stage.

Together with and Tract 31879 (Phase 1 - proposed along the northwest), Tract 34552 (Phase 2 - proposed along the south), and Tract 34553 (Phase 3 - proposed along the northeast), the project proposes to capture tributary flood flows from the major offsite watersheds, Long Canyon and Morongo Wash, within engineered and landscaped channels running parallel to the perimeter roadways on the north and east project boundaries and convey them through the site within the golf course. The three channels proposed to collect stormwater runoff are (1) 18th Avenue West Channel and Golf Course, (2) 18th Avenue East Channel, and (3) Bubbling Wells Road Channel. The District notes that the collector channels along 18th Avenue are aligned nearly perpendicular to the fall-line of the existing terrain consequently forcing stormwater to turn ninety degrees upon entering the project site. This configuration creates a greater possibility of aggradation in the channel. However, because the project is located on the relative fringe of the Morongo/Mission alluvial floodplain, the compounded risk of flows reaching the site and causing significant in-channel aggradation is small. The 18th Avenue East Channel and the Bubbling Wells Road Channel are proposed to collect and convey the 100-year storm event from Long Canyon Wash. The 18th Avenue East Channel would outlet into the golf course channel while the Bubbling Wells Road Channel would convey storm runoff southerly

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HZRD RPT SC1 11/6/12 (cont.) (cont.)RECOMMND

along Bubbling Wells Road and discharge onto 20th Street.

The entire development would rely on the flood protection/conveyance provided by the golf course and three channels. The existing golf course was not designed as a flood control facility. Protection of the new development proposed by SP336 carries a much higher standard of care than required for the existing use. The developer has proposed to install buried concrete bank protection in the golf course to assure that the proposed homes adjacent to the golf course are protected from flooding. The limits of the bank protection may need to be modified and lengthened somewhat from what is shown on the exhibits included in the April 16, 2007 report, but the concept appears sound.

Tract 31879 (Phase 1) is responsible for constructing the 18th Avenue West Channel from Palm Drive to the golf course channel.

TR34552 (Phase 2), the development in the southern portion, is responsible for constructing the eight cell box culvert underneath "C" Street and 20th Street and daylight channel that conveys flows from the eight cell box culvert. As proposed, storm runoff from Long Canyon and Morongo Wash would be discharged downstream of 20th Avenue via the eight cell box culvert system. These culverts discharge into an approximate 560 foot long proposed improved channel protected by rip-rap or concrete revetment which would serve to dissipate the energy of the flow. As a result, the property downstream of the project site could be subject to more concentrated flooding. The District notes that the existing downstream property is currently subject to severe flooding.

Tract 34553 (Phase 3) is responsible for constructing the channel along 18th Avenue from Bubbling Wells Road to a point 2900 feet west of the intersection (18th Avenue East Channel). Tract 34553 is also responsible for constructing the channel along Bubbling Wells Road from 18th Avenue to 20th Avenue. The culvert under "B" Street across the 18th Avenue East Channel shall be designed to pass the 100 year flow.

Unless constructed by the above mentioned development, TR34552 shall construct the following drainage structures to adequate protect the site: (1) the 18th Avenue West

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HZRD RPT SC1 11/6/12 (cont.) (cont.)RECOMMND

Channel from Palm Drive to the golf course channel (18th Avenue West Channel), (2) the channel along 18th Avenue from Bubbling Wells Road to a point 2900 feet west of the intersection (18th Avenue East Channel), (3) the channel along Bubbling Wells Road from 18th Avenue to 20th Avenue (Bubbling Wells Road Channel), (4) eight cell box culvert underneath "C" Street and 20th Street, and (5) daylight channel that conveys flows from the eight cell box culvert.

Unless constructed by the above mentioned development, TR34553 is responsible for constructing the following drainage structures to adequately protect the site: (1) the 18th Avenue West Channel, (2) 18th Avenue East Channel, (3) Bubbling Wells Road Channel, (4) the culvert under "B" Street across the 18th Avenue East Channel, which will be designed to pass the 100 year flow, (5) eight cell box culvert underneath "C" Street and 20th Street, and (6) daylight channel that conveys flows from the eight cell box culvert.

Overall, the drainage scheme is acceptable to the District. However, it is to be noted that offsite flows conveyed by the Bubbling Wells Road Channel would overtop 20th Avenue, causing 20th Avenue to be impassable during the 100-year flood. However, interior street that connect to the exterior streets can provide an alternate route.

A total of three (3) detention basins and a grass swale are proposed to mitigate the water quality impacts caused by Tract 34552.

Grading permits shall not be issued and final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

These major green belt facilities would also serve to provide public health and safety and will require maintenance by a public agency or a guarantee of maintenance by a public agency. The Riverside County Flood Control and Water Conservation District is willing to accept maintenance responsibility for the structural aspects of the channels (e.g. channel revetments, drop structures, side inlets etc.) but cannot be responsible for

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HZRD RPT SC1 11/6/12 (cont.) (cont.)RECOMMND

the maintenance of the landscaping or amenities. Nor will landscaping be credited with contributing to the flood control function (e.g. turf as erosion protection).

In order to accommodate the type of flood control facilities which have been selected at the discretion of the applicant to complement the nature of the proposed development, the District will require that, prior to the issuance of any grading permit or recordation, whichever occurs first, the developer shall enter into a cooperative agreement with the District to establish important items. Said agreement shall be acceptable to both the District and County Counsel and shall include but not necessarily be limited to the following:

1.A precise description of the facilities to be maintained under the agreement and exact language of the easement/s for the major flood control conveyance facilities.

2.The entity/entities and assigns that will be responsible for maintenance activities both ordinary and catastrophic.

3.Definitions of "ordinary" verses "catastrophic" maintenance and establishment of the party responsible for the various maintenance activities. This would include a clause stating that determination of the adherence to the levels of maintenance will be in the sole judgment of the District.

4.An understanding that should the District be forced to provide maintenance for the facilities, it will be done in a manner that, in the sole discretion of the District, is in the best public interest. This may involve the elimination of amenities. (For example, the District would not restore damage to the Golf Course channel unless the damage impaired the flood control function. Further, the District would not be responsible for re-establishment of amenities damaged by the catastrophic event or the restoration effort.)

5.The specific uses and maintenance activities within the various channels, conveyance areas, and access roads/trails. (For example, some areas would be used by the public and some areas only entered by landscaping crews.)

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HZRD RPT SC1 11/6/12 (cont.) (cont.)RECOMMND

6.The entity/entities that would indemnify, hold harmless and defend the District, and the County of Riverside against any claims or liability resulting from the construction, operation, maintenance and all other uses of the drainage facilities.

7.The appropriate coverage and of types insurance policies required.

8.The process by which any proposed modifications to the conveyance areas by either District or others would be reviewed and approved. (For example, changes in the golf course grading by the golf course operator must be acceptable to the District. Conversely, if the District finds that a facility needs modification to provide for the flood control function, this would need to be coordinated with the underlying fee owner.)

9.Access rights for the District for inspection purposes.

10.An establishment of time frames and procedures for noticing and compliance regarding maintenance of the facilities. (i.e. Uncorrected activities or neglect causing impairment of the flood control function could trigger action by the District)

11.A clause providing that if the District is forced to assume the maintenance responsibility for the drainage facilities, ownership of the facilities will fall to the District.

12.That the owner agrees to accept developed conditions flows from offsite areas whether or not offsite water quality mitigation features have been provided.

13.The owner will not unreasonably withhold permission to construct future connecting facilities and will allow connections without fee. (i.e. No "toll" channels, but owner may require that future connections make reasonable effort avoid disturbing existing amenities.)

10.FLOOD RI. 2 SP FEMA PANEL NO

INEFFECT

SP 336 (Desert Dunes is within the 100 year Zone AO flood plain limits as delineated on Panel No. 060245-0925B of the Flood Insurance Rate Maps issued in conjunction with the

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 SP FEMA PANEL NO (cont.) INEFFECT

National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

10.FLOOD RI. 2 SP FEMA PANEL NO SPSC1 RECOMMND

The entire site is presently subject to extreme flood hazard, shown as a 100 year Zone AO floodplain delineated on Panel No. 06065C0915G (depth of 1 to 3-foot, velocity of 6 to 8 feet per second) of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

10.FLOOD RI. 3 SP WATERS OF THE US (FEMA) INEFFECT

A portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a. A flood study consisting of HEC-2/HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The study shall be submitted with the related project improvement plans. Grading permits shall not be issued and final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis. A fee in conformance with the requirements of 44 CFR Parts 65, 70, and subsequent final rules shall be required prior to final map approval to cover the cost of processing the LOMR. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 SP WATERS OF THE US (FEMA) (cont.) INEFFECT

b. A copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 4 SP SUMBIT CLOMR INEFFECT

The developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of building permits.

10.FLOOD RI. 5 SP SUBMIT LOMR INEFFECT

A Letter of Map Revision shall be obtained from FEMA for all lots impacted by a FEMA floodplain prior to issuance of occupancy permits.

10.FLOOD RI. 6 SP NDPES REGULATIONS INEFFECT

This project disturbs more than five acres and will require a National Pollutant Discharge Elimination System (NPDES) Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the District or the Department of Building and Safety has determined that the project has been granted a permit or is shown to be exempt. Section 3.G.3 (page 132) of the project EIR acknowledges the need to prepare a SWPPP.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 SP - MAINTAIN AREAS & PHASES INEFFECT

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

10.PLANNING. 2 SP - NO P.A. DENSITY TRANSPER INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process or Specific Plan Substantial Conformance process, as approved by the Planning Department.

10.PLANNING. 3 SP - GEO NO. 1276 INEFFECT

County Geologic Report (GEO) No. 1276 was prepared for this development (SP00336) and the following associated projects (EIR00455, PM31880 and TR31879) by Hilltop Geotechnical, Inc. and is entitled: "Report of Supplemental Fault Investigation, Proposed Desert Dunes Development, Desert Haven Area, /Riverside County, California", and dated May 14, 2004. In addition, Hilltop prepared and submitted the following reports for this project:

- 1."Updated Geotechnical Study, Proposed Single Family Residential Development, Quail Street Property, Northwest Quadrant of Palm Drive and 20th Avenue, Desert Haven Area, Riverside County, California", dated December 8, 2003.
- 2."Response to County of Riverside Review, County Geologic Report No. 1276 (Fault Hazard), Report of Supplemental Fault Investigation, Proposed Desert Dunes Development Desert Haven Area, Riverside County California", dated September 30, 2004.
- 3."Report of Geotechnical Study, Proposed Single Family Residential Development, Phase 1, Tentative Tract Map No. 31879 of the Desert Dunes Project, south of Dillon Road and East of Palm Drive, Desert Haven Area, Riverside County, California", dated October 1, 2004.
- 4."Response to County of Riverside Geotechnical and Fault Hazard Report Review, Proposed Tentative Tract Map No.

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10. GENERAL CONDITIONS

10.PLANNING. 3

SP - GEO NO. 1276 (cont.)

INEFFECT

31879, Desert Haven Area of Riverside County, California", dated December 21, 2004.

These documents are herein incorporated as a part of GEO No. 1276.

GEO No. 1276 concluded:

1. Seiching should not be considered a hazard in the area.
2. Tsunamis are not considered a hazard.
3. An active trace of the Banning Fault is located near the southwest corner of the site.
4. All faults investigated under GEO No. 1276, with the exception of the Banning Fault, were concluded to be not present and/or not represent a potential surface rupture hazard to the project.
5. All lineaments investigated under GEO No. 1276, with the exception of that which defines the Banning Fault, was found to be non-fault related and do not represent a hazard to the project.
6. Liquefaction is not considered a hazard for most of the site. However, the area of the Specific Plan located adjacent to the Banning Fault is subject to the potential hazard of liquefaction due to susceptible sediments combined with the shallow groundwater backing up against the north side of the fault.
7. Liquefaction was concluded to not represent a potential hazard to TR31879.
8. Settlement of dry alluvium was found to be possible within the limits of TR31879. An estimated settlement of 0.5 inch was calculated for the upper 50 feet of the site with a total estimated differential settlement of approximately 0.25 inches. However, this amount of settlement is considered acceptable for residential structures.

GEO No. 1276 recommended:

1. Additional project specific geotechnical investigations

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10. GENERAL CONDITIONS

10. PLANNING. 3

SP - GEO NO. 1276 (cont.) (cont.)

INEFFECT

should be performed for the remaining implementing projects within the Specific Plan.

2. Structural setbacks from the Banning Fault are required. A minimum building setback of 50 feet shall be established for the northeast side of the Banning fault. Structures for human occupancy shall not be proposed for the southwest corner of the site within this building setback zone.

3. Requirements of the latest Uniform Building Code or Riverside County Ordinance, whichever has precedence, shall be satisfactory for light wood-frame structures. Heavier structures shall be provided with site-specific seismic parameters for design purposes.

4. Seismic induced settlement of soils shall be mitigated by site earthwork as recommended in GEO No. 1276 (or as amended under future investigations or reports that may be required for grading permits).

5. The potential for lurching shall be mitigated by restricting structures for habitable purposes within the zones of faulting and potential ground rupture.

6. The exploratory trench backfill will require recompaction to 90 percent relative compaction in areas proposed for structures and/or streets.

GEO No. 1276 satisfies the Planning/CEQA requirement for a geologic study for purposes of entitlement of SP00336, PM31880 and TR31879. Pertinent information contained within GEO No. 1276 should be referenced for CEQA documentation purposes under EIR00455. Additional studies will be required for all other implementing projects within this Specific Plan prior to scheduling them for public hearing. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared for all appropriate subdivision maps as defined elsewhere

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10. GENERAL CONDITIONS

10.PLANNING. 3 SP - GEO NO. 1276 (cont.) (cont.) (cont.) INEFFECT

in this conditions set and as defined within the conditions enumerated for each individual map entitlement case (PM31880, TR31879 and future maps as appropriate). The fault and fault hazard zone, as well as the areas subject to the potential for liquefaction, shall also be delineated on the Specific Plan maps. In addition, the following notes shall be place on the ECS:

a) "This property is affected by earthquake faulting. Structures for human occupancy shall not be allowed in the Fault Hazard Area."

b) "County Geologic Report No.'s 662 and 1276 were prepared for this property. These reports are on file at the County Administrative Center located in Riverside, California. Specific items of concern include earthquake faulting, liquefaction, seismically-induced settlement, lurching, seismic design for structures and uncompacted trench backfill."

A copy of all final maps and the ECS shall be submitted to the County Geologist for review and approval.

10.PLANNING. 4 SP-HUMAN REMAINS FOUND SPSC1 RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical

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10. GENERAL CONDITIONS

10.PLANNING. 4 SP-HUMAN REMAINS FOUND SPSC1 (cont.) RECOMMND

associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 5 SP-INADVERTANT ARCHAEO SPSC1 RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1

SP - SP336/ TS/CONDITIONS 2

INEFFECT

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

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

The study indicates that it is possible to achieve adequate of Service for the following intersections based on the traffic study assumptions.

Palm Drive at:

Pierson Boulevard
Hacienda Avenue
Two Bunch Palms Trail
Dillon Road
18th Street
Site Access
20th Avenue
Varner Road
I-10 Westbound Ramps
I-10 Eastbound Ramps

Site Access at:

18th Street
20th Street

Bubbling Wells Road at:

18th Avenue
Site Access
20th Avenue

Mountain View Road at:

20th Avenue
Varner Road

Date Palm Drive at:

Varner Road

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP336/ TS/CONDITIONS 2 (cont.) INEFFECT

I-10 Westbound Ramps
I-10 Eastbound Ramps

As such, the proposed project is consistent with this General Plan policy.

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

10.TRANS. 2 SP - SP336/IMPROVEMENTS INEFFECT

All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

10.TRANS. 3 SP - REALIGNMENT OF 20TH AVE INEFFECT

20th Avenue shall be realigned, off-site, between Mountain View Drive and Bubbling Wells Road aligning with 20th Avenue ease of Mountain View road. The new alignment shall be along the section line between Sections 17 and 20 of T3S,R5E of the San Bernardino Base and Meridian.

This condition was modified by the Riverside County Board of Supervisors on August 15, 2006.

10.TRANS. 4 SP - SP336/TUMF INEFFECT

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 673.

10.TRANS. 5 SP - TRAFFIC SIGNAL INEFFECT

A traffic signal shall be designed and installed at the intersection of Mountain View Drive and 20th Avenue with fee credit eligibility or as approved by the Transportation Department.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

INEFFECT

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

30. PRIOR TO ANY PROJECT APPROVAL

EPD DEPARTMENT

30.EPD. 1 SP -DEDCTN OF CONSER SPSC1

RECOMMND

The following conditions must be added to any implementing project under SP0336 prior to project approval as a prior to grading permit issuance condition: Dedication of Conservation

A portion of the project site, referred to as Planning Area 24 (APN: 660-040-003) in SP0336, is located in the Willow Hole Conservation Area of the Coachella Valley Multi Species Habitat Conservation Plan. Based on the June 6, 2008 Interim Project Review (IPR) letter from the Coachella Valley Association of Governments (CVAG) the project was authorized for 5.25 acres of disturbance within APN: 660-040-003 for grading and construction of flood control improvements associated with Solera at Deert Dunes residential development (TR34552). Prior to issuance of any grading permit the remaining 18.50 acres of land associated with APN: 660-040-003 must be offered in fee title or conservation easement to a conservation entity recognized by the CVAG. Documentation of the recorded easement or fee title transfer of land must be provided to the Environmental Programs Division (EPD) of the Planning Department for review and approval.

30.EPD. 2 SP - AVOID MESRS SPSC1

RECOMMND

The following conditions must be added to any implementing project under SP0336 prior to project approval as a prior to grading permit issuance condition:

Planning Area 24 (APN: 660-040-003) is located in the

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 2

SP - AVOID MESRS SPSC1 (cont.)

RECOMMND

Willow Hole Conservation Area of the Coachella Valley Multi Species Habitat Conservation Plan and is thus subject to the follow Avoidance, Minimization, and Mitigation Measures:

Planning Area 24 supports existing mesquite trees and mesquite bosque habitat that must be avoided to the maximum extent feasible. Prior to issuance of any grading permit or site preparation a Mesquite Bosque Avoidance and Minimization Plan must be provided to the Environmental Programs Division (EPD) of the Planning Department. This plan must be prepared by a qualified biologist and must include a description of the best management practices (BMP's) that will be utilized to minimize impacts to the mesquite habitat. This includes staking of the boundaries of grading, temporary silt/exclusionary fencing, the duties and duration of a biological monitor, examples of worker education materials, and all other minimization details. In addition the mesquite trees and bosque habitat must be clearly delineated on all grading exhibits. This report must be provided to EPD for review and approval prior to issuance of any grading permit.

30.EPD. 3

SP -BUOW PRECST SURVY SPSC1

RECOMMND

The following conditions must be added to any implementing project under SP0336 prior to project approval as a prior to grading permit issuance condition:

Prior to issuance of any grading permit a pre-construction survey for burrowing owl must be completed by a qualified biologist currently holding a MOU with the County. A report summarizing the survey methods and results must be submitted to the Environmental Programs Division of the Planning Department for review and approval. This report is only valid for 30 days and if not grading permit is issued within 30-days of the last survey date the preconstruction survey will need to be completed again.

30.EPD. 4

SP - NSTN BIRD SRVY SPSC1

RECOMMND

The following conditions must be added to any implementing project under SP0336 prior to project approval as a prior to grading permit issuance condition:

Prior to issuance of any grading permit between Feb 1st and

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 4 SP - NSTN BIRD SRVY SPSC1 (cont.)

RECOMMND

Aug 31st a nesting bird clearance survey must be complete by a qualified biologist currently holding a MOU with the County. A report summarizing the survey methods and results must be submitted to the Environmental Programs Division of the Planning Department for review and approval. If any nesting birds are observed EPD will work directly with the project applicant to establish avoidance buffers and minimization measure to ensure nesting birds are not impacted.

PARKS DEPARTMENT

30.PARKS. 2 SP - PRIOR TO PROJECT APP

INEFFECT

Prior to any project approval, the trails plan shall show the trail as follows: a Class 1 Bike Path (20') along the east side of Palm Drive outside the road right-of-way and an 8' meandering multi-purpose trail. The Class 1 Bike Path shall follow the entire western boundary property line in a north/south direction adjacent to Palm Drive. If you have questions, please contact Sian Roman at 951.955.5117.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL)

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS (cont.) INEFFECT

development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 3 SP - DURATION OF SP VALIDITY INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as The issuance of the 1450th building permit.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP -

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS (cont.)

INEFFECT

Documents". The final SP/EIR documents shall be distributed in the following fashion:

- Building and Safety Department 1 copy
- Department of Environmental Health 1 copy
- Fire Department 1 copy
- Flood Control and Water Conservation 1 copy
- Coachella Valley Water District 1 copy
- Transportation Department 1 copy
- County Planning Department in Riverside 1 copy
- City of Desert Hot Springs 1 copy
- Riverside County Planning Department in Indio 2 copies
- Executive Office - CSA Administrator 2 copies
- Clerk of the Board of Supervisors 1 copy

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

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 5 SP - PROJECT LOCATION EXHIBIT

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 6 SP - ACOUSTICAL STUDY REQD

INEFFECT

Prior to the approval of any implementing project within any residential planning area of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - ACOUSTICAL STUDY REQD (cont.)

INEFFECT

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 8 SP - ARCHAEO STUDY REQD

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 10 SP - GEO STUDY REQUIRED

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geological study shall be

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10 SP - GEO STUDY REQUIRED (cont.)

INEFFECT

submitted to the County Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the County Engineering Geologist determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 12 SP - EA REQUIRED

INEFFECT

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 13 SP *- ADDENDUM EIR

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13

SP *- ADDENDUM EIR (cont.)

INEFFECT

of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 14

SP *- SUPPLEMENT TO EIR

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 15

SP *- SUBSEQUENT EIR

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP *- SUBSEQUENT EIR (cont.)

INEFFECT

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS

INEFFECT

rior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 17 SP - AMENDMENT REQUIRED

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - AMENDMENT REQUIRED (cont.)

INEFFECT

criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 18 SP *- PARK AGENCY REQUIRED

INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the [___ Recreation and Park District] [County Service Area ___], shall be annexed into the [___ Recreation and Park District] [County Service Area ___] or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if [___ Recreation and Parks District] [County Service Area No. ___] is unwilling or unable to annex the property in

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP *- PARK AGENCY REQUIRED (cont.) INEFFECT
question."

30.PLANNING. 20 SP *- PA PROCEDURES INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 21 SP *- COMMON AREA MAINTENANCE INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

SP *- COMMON AREA MAINTENANCE (cont.)

INEFFECT

area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: All common area slopes, landscaped areas, detention basin, water quality features, neighborhood parks, paseos and other recreational amenities not listed herein.

30.PLANNING. 22

SP *- CC&R RES PUB COMMON AREA

INEFFECT

rior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

SP *- CC&R RES PUB COMMON AREA (cont.)

INEFFECT

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area',

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP *- CC&R RES PUB COMMON AREA (cont.) (cont.INEFFECT

shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 23 SP *- CC&R RES PRI COMMON AREA

INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 23 SP *- CC&R RES PRI COMMON AREA (cont.)

INEFFECT

County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP *- CC&R RES PRI COMMON AREA (cont.) (cont.INEFFECT

defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 25 SP - PALEO M/M PROGRAM

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading.

A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 26 SP - GENERIC M/M PROGRAM

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - GENERIC M/M PROGRAM (cont.)

INEFFECT

plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR 455 for the SPECIFIC PLAN during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 31 SP *- ENTRY MONUMENTATION

INEFFECT

rior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit ____.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area ____ of the SPECIFIC PLAN, as shown on pages ____ to ____."

30.PLANNING. 32 SP *- POST GRADING REPORT

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified archaeologist, paleontologist, and/or other were complied [archaeologist/paleontologist/other] were complied with."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33

SP *- SCHOOL MITIGATION

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Palm Springs Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 34

SP - FTL SAND SOURCE MOU COMP

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.) that is located within the sand source areas identified in Exhibits B and C of the Third Amendment to the Coachella Valley Fringe-toed Lizard Habitat Conservation Plan and Implementing Agreement, the following condition of approval shall be placed on the implementing project:

"Prior to the issuance of any grading or building permit, whichever comes first, clearance shall be obtained from the U.S. Fish and Wildlife Service and State Department of fish and Game in accordance with subsection H. of section 1. of Ordinance No. 457 and the Memorandum of Understanding Regarding Measures to Minimize and Mitigate Take of the Coachella Valley Fringe-toed Lizard."

30.PLANNING. 35

SP - SP VALIDITY SPSC1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1450th building permit) The specific plan amendment will update the entire specific plan document to reflect current development requirements. Should no

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - SP VALIDITY SPSC1 (cont.)

RECOMMND

SPECIFIC PLAN Amendment be filed and the condition above not met, the County may begin revocation hearings to revoke the SPECIFIC PLAN.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 36 SP - PLN AREA 23 RSTRCT SPSC1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Access to the sensitive area's within Planning Area 23 (as defined by the SPECIFIC PLAN) shall be restricted by means of constructing a perimeter wall and/or fence around this area. Entry into this area shall be limited to personnel involved in the maintenance of weed growth and for authorized scientific research only. Authorization for entry shall be the responsibility of the HOA."

TRANS DEPARTMENT

30.TRANS. 1 SP - SP336/TS/INSTALLATION

INEFFECT

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:

Prior to Occupancy of 1st Unit:

- Palm Drive/West Site Access
- Palm Drive/Golf Course Entry
- Mountain View Drive/20th Avenue (with fee credit)

with no fee credit given for Traffic Signal Mitigation Fees.

Prior to Occupancy of 1st Unit:

- Palm Drive/18th Avenue

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP336/TS/INSTALLATION (cont.)

INEFFECT

- Palm Drive/Varner Road
- Mountain View Drive/Varner Road

with fee credit eligibility.

Prior to Occupancy of 686th Unit:

- Date Palm Drive/Varner Road

with fee credit eligibility.

Prior to Occupancy of 1265th Unit:

- Palm Drive/20th Avenue

with fee credit eligibility.

Intersection improvements identified in 30.Trans.2 shall be incorporated into the traffic signal design.

30.TRANS. 3 SP - SP336 - 20TH REALIGN

INEFFECT

Prior to Occupancy of the 1st unit in Phase I the project proponent shall design and bond for the realignment of 20th Avenue from the east project boundary to Mountain View Road (aligning with 20th Avenue east of Mountain View Road), in accordance with County Standard No. 93 (32'/60'), or as approved by the Transportation Department. Improvements shall include the design and installation of a traffic signal at the intersection of 20th Avenue and Mountain View Road.

The project proponent shall obtain the right-of-way for these improvements prior to the occupancy of the 251st unit within the project, and shall construct the improvements prior to the occupancy of the 501st unit within the project.

The requirements of Subdivision Map Act, Section 66462.5 et. al., which address the County's and project proponents responsibilities regarding land acquisitions for off-site improvements prior to the approval of a Final Map, are noted herein.

This condition was amended by the Board of Supervisors on August 15, 2006.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6

SP - SP336/TS GEOMETRICS

INEFFECT

Prior to Occupancy of 1st Unit

The intersection of Palm Drive/West Site Access shall be improved to provide the following geometrics:

Northbound: one through lane and one through/right turn lane

Southbound: one left turn lane and two through lanes

Westbound: one left turn lane and one right turn lane

The intersection of Palm Drive/Varner Road shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane and one through/right turn lane

Southbound: one left turn lane, one through lane and one through/right turn lane

Eastbound: one left turn lane and one through/right turn lane

Westbound: one left turn lane and one through/right turn lane

The intersection of Mountain View Road/Varner Road shall be improved to provide the following geometrics:

Southbound: one left turn lane and one right turn lane

Eastbound: one left turn lane and one through lane

Westbound: one through lane and one right turn lane

The intersection of Palm Drive/18th Avenue shall be improved to provide the following geometrics:

Northbound: one through lane and one through/right turn lane

Southbound: one left turn lane and two through lanes

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6

SP - SP336/TS GEOMETRICS (cont.)

INEFFECT

Westbound: one left turn lane and one right turn lane

The intersection of North Site Access/18th Avenue shall be improved to provide for the following geometrics:

Northbound: one left turn lane and one right turn lane

Eastbound: one through/right turn lane

Westbound: one left turn lane and one through lane

The intersection of Mountain View/20th Avenue shall be improved to provide the following geometrics:

Northbound: one left turn lane and one through lane

Southbound: one through/right turn lane

Eastbound: one shared left/right turn lane

Prior to Occupancy of 686th Unit

The intersection of Date Palm Drive/Varner Road shall be improved to provide the following geometrics:

Northbound: two left turn lanes, one right turn lane

Eastbound: one through and one right turn lane

Westbound: one left turn lane and one through lane

The intersection of Bubbling Wells Road/East Site Access shall be improved to provide the following geometrics:

Northbound: one left turn/through/right turn lane

Southbound: one left turn/through/right turn lane

Eastbound: one left turn lane and one right turn lane

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6 SP - SP336/TS GEOMETRICS (cont.) (cont.) INEFFECT

Westbound: one left turn lane/through/right turn lane

The intersection of Bubbling Wells Road/18th Avenue shall be improved to provide the following geometrics:

Northbound: one left turn lane and one through lane

Southbound: one through/right turn lane

Eastbound: one left turn lane and right turn lane

Prior to Occupancy of 1266th Unit

The intersection of South Site Access/20th Avenue shall be improved to provide the following geometrics:

Southbound: one left turn lane and one right turn lane

Eastbound: one left/through turn lane

Westbound: one through/right turn lane

The intersection of Palm Drive/20th Avenue shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane and one through/right turn lane

Southbound: one left turn lane, one through lane and one through/right turn lane

Eastbound: one left turn lane and one through/right turn lane

Westbound: one left turn lane and one through/right turn lane

30.TRANS. 9 SP SIG INST MTN VIEW/20TH INEFFECT

Prior to the final building inspection of the first dwelling unit, the signal at the intersection of Mountain View Drive and 20th Avenue shall be installed and operational with fee credit eligibility or as approved by

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 9 SP SIG INST MTN VIEW/20TH (cont.) INEFFECT

the Transportation Department.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - Community Recreation Cent INEFFECT

PRIOR TO THE ISSUANCE OF THE 250th building permit within the SPECIFIC PLAN, detailed community recreation center plans shall be submitted to and approved by the Planning Department and the [___ Recreation and Parks District][County Service Area No. ___] or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area ___. The detailed community recreation center plans shall conform with the design criteria in the specific plan document for Planning Area 1 and with the requirements of the [___ Recreation and Parks District][County Service Area ___] or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 2 SP - Community Recreation Cent INEFFECT

PRIOR TO THE ISSUANCE OF THE 500th building permit within the SPECIFIC PLAN, the community recreation center as shown on the Adopted Land Use Plan for the SPECIFIC PLAN shall be constructed and fully operable.

100.PLANNING. 3 SP - Count Res Build Permits INEFFECT

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 2250 residential building permits to be issued within the SPECIFIC PLAN.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 4 SP-COMUNITY CTR PLNS SPSC1

RECOMMND

Prior to the issuance of the 250th cumulative building permit, anywhere within the SPECIFIC PLAN, improvement plans for the Community Center located within Planning area 17 shall be submitted to the Planning Department for review and approval. The Community Center improvement plans shall include a detailed site plan, floor plans and elevations, and documentation evidencing a permanent funding and maintenance mechanism for the construction and maintenance of the community center. The improvement plans shall be submitted as a plot plan.