

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



308B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 26, 2012

REVIEWED BY EXECUTIVE OFFICE

DATE 1/17/13
Tina Grande

Departmental Concurrence

SUBJECT: SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7715, PLOT PLAN NO. 09967 REVISION NO. 1, TENTATIVE TRACT MAP NO. 34552, and TENTATIVE TRACT MAP NO. 34553 – Applicant: Pulte Homes Corporation – Engineer/Representative: Hunsaker & Associates Irvine, Inc. – Fifth/Fourth Supervisorial District – Location: Northerly of Avenue 20, southerly of Avenue 18, westerly of Bubbling Wells Road, and easterly of Palm Drive – 478 Gross Acres - Zoning: Specific Plan (SP) - **REQUEST:** The **Specific Plan Substantial Conformance** proposes several minor changes to Specific Plan No. 336 (Desert Dunes/ Solera). **Change of Zone No. 7715** proposes to 1) modify the approved Specific Plan Zoning Ordinance specifically as it relates to the drainage features and the recreation facility; 2) revise the zoning boundaries for the project; 3) formalize all the Planning Area Boundaries. **Plot Plan No. 09967 Revision No. 1** proposes modifications to an approved and constructed golf course and related clubhouse complex. More specifically the revision proposes improvements to the existing golf course clubhouse and surrounding improvements, including parking lots and actual golf course layout in two phases. Phase 1 proposes modifications to the existing golf course to accommodate the surrounding proposed residential development (Solera at Desert Dunes Specific Plan) including access road crossings, grading for flood control improvements and the renovation of the existing golf course clubhouse facilities and parking areas. Phase 2 proposes demolition and construction of a new golf course clubhouse facility and parking areas. **Tentative Track Map No. 34552** is a Schedule A subdivision of 165.5 Gross Acres into 437 Single-Family Residential Lots, 3 Open Space Lots, 1 Open Space/Flood Control Facility Lot, 3 Water Quality Feature Lots, 2 Storm Drain Easement Lots, 3 Landscaping Lots, 1 Sewer Easement Lot and 1 Bicycle Easement Lot. **Tentative Track Map No. 34553** proposes a Schedule A subdivision of 207.6 Gross Acres into 896 Single-

Carolyn Syms Luma
Carolyn Syms Luma
Planning Director

Initials:
CSL:mm

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: March 12, 2013
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Dept Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref. | District: 5/4 | Agenda Number:

16-4

The Honorable Board of Supervisors

Re: SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7715, PLOT PLAN NO. 09967 REVISION NO. 1, TENTATIVE TRACT MAP NO. 34552, and TENTATIVE TRACT MAP NO. 34553

Page 2 of 2

Family Residential Lots, 1 Well Site Lot, 2 Water Quality Feature Lots, 3 Storm Drain Easement Lots, 1 Common Access Lot, 9 Landscaping Lots and 5 Open Space Lots.

RECOMMENDED MOTION:

CONSIDERATION of an **ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 445** based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations Section 15162 exist;

APPROVAL of **CHANGE OF ZONE NO. 7715**, amending the Specific Plan Zoning Ordinance, revising the internal boundaries between the golf course and the Specific Plan, and formalizing the Planning Area Boundaries for all Planning Areas within the Specific Plan, based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **TENTATIVE TRACT MAP NO. 34552**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **TENTATIVE TRACT MAP NO. 34553**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 09967 REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

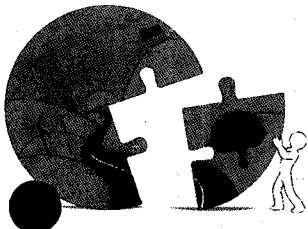
BACKGROUND:

On December 19, 2012, the Riverside County Planning Commission voted to recommend approval of this project (Vote 5-0) with one provision outlined below in detail.

The original Specific Plan was approved without a General Plan Amendment. The original proposed Specific Plan was consistent with the underlying designation of Medium Density Residential (MDR) and remains so in this current proposal; however one small section of the plan was discussed extensively before the Planning Commission.

One small section where homes are proposed is in an Open Space Land Use Designation. More specifically, TR34552 includes 11 residential lots (lots 9 through 19) in an area designated Open Space - Recreation (OS-R). Residential uses are not consistent with the OS-R designation.

The applicant has indicated that the General Plan designations are not adopted by ordinance, or by legal description; therefore, there is room for interpretation on where the limits of the land use lines actually are. The Planning Commission has agreed with the applicant's interpretation and specifically made such an interpretation part of their recommendation for approval. As a result, Condition of Approval 20.Planning.2, which required that the 11 lots be removed from the map, would be deleted pursuant to the Planning Commission recommendation.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: December 26, 2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

308B
03.12.2013

SUBJECT: SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7715, PLOT PLAN NO. 09967 REVISION NO. 1, TENTATIVE TRACT MAP NO. 34552, and TENTATIVE TRACT MAP NO. 34553

(Charge your time to these case numbers)

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

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

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

Documents to be sent to County Clerk's Office for Posting:

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG04332)

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

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

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

"Planning Our Future... Preserving Our Past"

Agenda Item No.: 3.4
Area Plan: Western Coachella Valley
Zoning District: Pass & Desert
Supervisory District: Fifth/ Fourth
Project Planner: Matt Straite
Planning Commission: December 19, 2012

KOB
CHANGE OF ZONE NO. 7715
SPECIFIC PLAN NO. 336 SUBSTANTIAL
CONFORMANCE NO. 1
TENTATIVE TRACT MAP NO. 34553
TENTATIVE TRACT MAP NO. 34552
PLOT PLAN NO. 09967 REVISED PERMIT NO.
1
ENVIRONMENTAL IMPACT REPORT NO. 455
ADDENDUM NO. 1
Applicant: Pulte Homes
Engineer/Representative: Hunsaker &
Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan No. 336 (SP336 - Desert Dunes), Substantial Conformance No. 1 proposes to:

- 1) Transfer dwelling unit counts between all Planning Areas in Phases I through III and re-assign Planning Area 5 from Phase II to Phase III;
- 2) modify Planning Area acreage in all phases and maintain the overall residential density of 4.9 du/ac with a decrease in residential acreage from 314.5 acres to 314.2 acres;
- 3) modify acreage for all non-residential uses, including the recreation center, open space, drainage areas and streets, with a decrease in non-residential acreage from 453 acres to 447.3 acres;
- 4) reduce total project acreage from 478 acres to 471.9 acres;
- 5) adjust the acreage and boundaries of Planning Area Nos. 1-16, and maintain the 1,850 dwelling unit count approved under SP336;
- 6) re-locate the gravity sewer mains and sewer lift station site planned for the 24.6 acre parcel south of Avenue 20 and construct a regional sewer lift station on 0.50 acres west of Varner Road and Bubbling Wells Road in Cathedral City;
- 7) construct and maintain a flood control outlet facility on a portion of a 24.6 acre parcel south of Avenue 20, dedicating the remainder in open-space conservation for the Coachella Valley Multi-Species Habitat Plan (CVMSHCP);
- 8) re-locate and construct a water reservoir site from Dillon Road and Long Canyon Drive to five (5) acres on the northeast corner of Dillon Road and Rancho Road;
- 9) modify the Pedestrian Circulation Plan to match changes to internal streets; and
- 10) reduce the internal street rights-of-way from forty-one feet (41') to thirty-seven feet (37'), together with other minor modifications to the exhibits, text, and tables of Specific Plan No. 336.
- 11) Revise many other editorial aspects of the Specific Plan to make it consistent with more current Specific Plans processed by the County.

Tentative Tract Map No. 34552, The project is a Schedule A subdivision of 165.5 Gross Acres into 437 Single-Family Residential Lots, 3 Open Space Lots, 1 Open Space/Flood Control Facility Lot, 3 Water Quality Feature Lots, 2 Storm Drain Easement Lots, 3 Landscaping Lots, 1 Sewer Easement Lot and 1 Bicycle Easement Lot. There are two ways to state the density of the track. Taken as a whole, including the drainage areas and open space within the map, the density is 2.6 du/ac (437 lots and 165.5 acres). The second way to state it is to look at the density of the residential portions divided by the size of their planning areas from the SP, in which case their density would be 6.1 du/ac (437 lots and 71 acres total for PA's 6-10). This map will be part of Phase 2 of the project.

Tentative Tract Map No. 34553 proposes a Schedule A subdivision of 207.6 Gross Acres into 896 Single-Family Residential Lots, 1 Well Site Lot, 2 Water Quality Feature Lots, 3 Storm Drain Easement Lots, 1 Common Access Lot, 9 Landscaping Lots and 5 Open Space Lots. This map will be part of Phase 3 of the project. There are two ways to state the density of the tract. Taken as a whole, including the drainage areas and open space within the map, the density is 4.3 du/ac (896 lots and 207.6 acres). The second way to state it is to look at the density of the residential portions divided by the size of their planning areas from the SP, in which case their density would be 5.0 du/ac (896 lots and 176.6 acres total for PA's 5 and 11-16).

Plot Plan No. 09967 Revision No. 1 proposes modifications to an approved and constructed golf course and related clubhouse complex on a total of 177.87 acres. More specifically the revision proposes improvements to the existing golf course clubhouse and surrounding improvements, including parking lots and actual golf course layout in two phases. Phase 1 proposes modifications to the existing golf course to accommodate the surrounding proposed residential development (Solera at Desert Dunes Specific Plan) including access road crossings, grading for flood control improvements and the renovation of the existing golf course clubhouse facilities and parking areas. Phase 2 proposes demolition and construction of a new golf course clubhouse facility and parking areas.

Change of Zone No. 7715 proposes to 1) modify the approved Specific Plan Zoning Ordinance specifically as it relates to the drainage features and the recreation facility; 2) revise the zoning boundaries for the project; 3) formalize all the Planning Area Boundaries.

The Project is located near the City of Desert Hot Springs, northerly of Avenue 20, southerly of Avenue 18, westerly of Bubbling Wells Road, and easterly of Palm Drive.

ISSUES OF POTENTIAL CONCERN:

Fault: 50 foot set back

The project features an earthquake fault on the southwest corner of the project site. Pursuant to State requirements, the project has implemented a 50 foot setback from the fault for all structures.

Flood: Needs CLOMAR

The project site features natural drainage features that traverse the site north to south. As part of the Plot Plan revision, the limits of the flood plain and improvements to the flood plain will be changing from the previously approved version of the project. This change will require that Federal FEMA flood plain maps be revised prior to any grading on the site. Flood control improvements will be required on both the tract maps and the plot plan revision.

Gates

The project currently features an un-gated public golf course, with no residential units constructed. The Specific Plan has always proposed the community to be gated. The maps associated with this project will realign the entry to the golf course such that it will be behind the community gates, even though the golf course is intended to remain open to the public. The entrance from Palm Drive will feature a guard shack that will permit public entry to the golf course facility, similar to other residential golf facilities in the Coachella Valley including the Indian Hills golf course in the City of Indio.

Ordinance 460 requirements for reservoir and sewer offsite

The project will require specific findings to alert the Planning Commission and the Board that offsite access will be required for required improvements. Ordinance 460, Section 3.2.J explains that the applicant shall attempt to secure any and all offsite land requirements in order to build all off site project requirements. In this case, significant offsite land is required for water tanks, street improvements, and sewer connections. The applicant has obtained conceptual consent from all involved parties (documents related to this are attached to the staff report). All environmental review required for the offsite improvements were included in the current environmental review. Part of the improvements for the project cross into the jurisdiction of Cathedral City. The improvements in the City will not require any entitlements from that City, just building and grading permits. They have indicated they have no concerns with the plans.

Easements

The SP does not include the golf course, yet the golf cart trails and paths meander in and out of the SP, and the tract maps. Additionally, water lines and streets for the SP and the tract maps cross the golf course. In all of these instances, easements have been required to assure maintenance and access have been addressed. The Golf Course will maintain the easements.

PA 5 and 13 street connection through the golf course

TR34553, Planning Area 5 (PA5), features a section that is essentially an island of homes surrounded by golf course. While this maximizes views it creates complications for access. The primary access for PA5 is from a main spine street, which presents no issues. However, the area requires secondary access. As designed, the secondary access is a small street that connects between PA5 and PA13, shown on the Phase 1 Plot Plan exhibit as detail A- North Loop Road Crossing. Staff has concerns with this connection because the street runs between a tee and a green, in the path of the drive for hole no. 4. This design puts vehicles and pedestrians in the path of golf ball moving at potentially dangerous speeds. In order to assure that the public health and safety of the future residents is addressed, the street has been designed as a one way street (eastbound from PA5 to PA13). Fire Department vehicles can travel both ways, but the public can only leave PA5 using this street. Additionally, the street will feature a gate on the PA5 side of the development that will open when triggered by pressure sensors in the pavement, no card access will be required. The idea is that the delay in the gate opening will act as a deterrent for everyday use and significantly limit the use of the secondary access. Planning staff and more importantly, the Fire Department supports this approach and contends the public's safety will be addressed; however, the Planning Department feels that a combination of berms and grade separated crossing would be more appropriate.

CVMSHCP area

An additional 'take' allocation has been granted by the Board of Supervisors for impacts in the Willow Hole Conservation area for the project's channel outlet south of 20th Avenue (Lot 438, TR34562). The Board of Supervisors has authorized the 'additional take' pursuant to the adopted rules within the Coachella Valley Multi-Species Habitat Conservation Plan. This area has been labeled accordingly on all exhibits.

General Plan consistency for 11 lots

The original Specific Plan was approved without a General Plan amendment. The first proposed Specific Plan was consistent with the underlying designation of Medium Density Residential (MDR) and remains so in this current proposal. The applicant is proposing small technical corrections to the zoning boundary of the SP; however, no change is proposed the General Plan designations of the SP or the designations of the golf course. Most of the minor technical corrections will add areas to the golf course. Those areas will remain in an MDR designation and golf/ open space uses are consistent with MDR.¹ However, the applicant is also proposing a small technical correction to the northern portion of Planning Area 6 (PA6).

This correction for PA 6 would address the difference between the current existing clubhouse access, and the eventual design of the project once it is gated. The golf course clubhouse currently takes access from Palm Drive. The existing driveway follows along the northern boundary of PA6, to the south of the existing driving range. As proposed in the plot plan revision included in this project, the access will come from a new gate house to the north of the existing access. As a result, the applicant is proposing to put residential lots on the current, existing, access. Thus, TR34552 includes 11 residential lots (lots 9 through 19) in the area of the proposed revision.

While staff has no issues with the small technical correction to the PA boundary, the General Plan Land Use designations present an issue. The existing access, where the 11 units are proposed, has a General Plan designation of Open Space- Recreation (OS-R). Residential uses are not consistent with the OS-R designation. The applicant has indicated that the General Plan designations are not adopted by ordinance, or by legal description; therefore, there is room for interpretation on where the limits of the Land Use lines actually are. They have expressed that an interpretation indicating that this is a minor interpretation of the Land Use boundary would be appropriate in this circumstance. Staff analyzed the possibility of the applicants proposed interpretation, but found the area too large to support. Staff has determined that the residential lots are inconsistent with the OS-R designation and recommends support of the project with the elimination of the 11 lots in question. This will create a single loaded street and will not require revisions of the map that would necessitate any further department review. A condition of approval, 20.Planning.2, has been included requiring that the map be revised after a board action.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):
Community Development: Medium Density Residential (MDR) for the area of the SP. Open Space- Recreation (OS-R) for the golf course area (not part of the SP).
2. Surrounding General Plan Land Use (Ex. #5):
Westerly and northerly is the City of Desert Hot Springs- Residential Visitor Serving (High Density)(R/VS-H), Rural: Rural Residential to the north (not within the City limits), Community Development: Medium Density Residential (CD:MDR) and Rural: Rural Residential to the

Essentially the change will shift the demarcation line between the golf course and the residential areas. By doing so, small parts of the golf course will be in areas that have residential General Plan designations (Medium Density Residential [MDR]). These area's are simply grass and open space, not tee's, fairways or putting greens. Golf uses are consistent with the MDR designation, so this presents no compatibility concerns.

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- | | |
|-----------------------------------|---|
| 3. Existing Zoning (Ex. #2): | east, and Rural: Rural Residential and Rural Desert to the south. |
| 4. Surrounding Zoning (Ex. #2): | Specific Plan for those portions covered by the Specific Plan and Controlled Development Areas (W-2) for the golf course section. |
| 5. Existing Land Use (Ex. #1): | Westerly and northerly is the City of Desert Hot Springs, Controlled Development Areas (W-2) to the north (not in City limits), One Family Dwellings (R-1) and Controlled Development Areas (W-2) to the east, Controlled Development Areas (W-2) to the south. |
| 6. Surrounding Land Use (Ex. #1): | Vacant and golf course. |
| 7. Project Data: | Vacant and single family dwellings.
Total Acreage: 649.22
Total Proposed Lots: 1,333
Proposed Min. Lot Size: 5,000
Schedule: A |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

CONSIDERATION of an **ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 445** based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations Section 15162 exist;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7715**, amending the Specific Plan Zoning Ordinance, revising the internal boundaries between the golf course and the Specific Plan, and formalizing the Planning Area Boundaries for all Planning Areas within the Specific Plan, based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **TENTATIVE TRACT MAP NO. 34552**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **TENTATIVE TRACT MAP NO. 34553**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **PLOT PLAN NO. 09967 REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

- The Specific Plan site is designated Community Development: Medium Density Residential (MDR) on the Western Coachella Valley Area Plan. The Land Use Plan proposing to clarify land use designations from "Residential" to Medium High Density Residential (MHDR) and "Open

**CHANGE OF ZONE NO. 7715, SPECIFIC PLAN NO. 336 SUBSTANTIAL CONFORMANCE NO. 1,
TENTATIVE TRACT MAP NO. 34553, TENTATIVE TRACT MAP NO. 34552, PLOT PLAN NO. 09967
REVISED PERMIT NO. 1**

Planning Commission Staff Report: December 19, 2012

Page 6 of 8

Space" to Open Space- Recreation (OS-R) as part of the Specific Plan Substantial Conformance. The Specific Plan was approved without using a General Plan Amendment, the underlying General Plan Land Use Designation was, and remains Medium Density Residential (MDR). The overall density of the Specific Plan is within the MDR 2-5 Du/Ac range. The revision of the Land Use in the Specific Plan is a minor clarification and not an increase in proposed density.

2. The boundary between the Specific Plan and the golf course is proposed to be revised as part of this project. The maps conform to modified lot lines. A Change of Zone is being proposed to change the Specific Plan boundary, which would normally be done with a General Plan Amendment, but in this case, a General Plan Amendment was not used to create the Specific Plan. The project is consistent with the existing Land Use designation subject to the conditions of approval.
3. The project requires offsite uses such as sewer and water lines, all of which are permitted in their respective Land Use Designations.
4. Parts of the golf course have a General Plan Land Use designation of Medium Density residential (MDR). The MDR areas do not contain active golf uses such as fairways, greens or tees, they are simply grass and open space. The golfers are not hitting golf balls across these areas, nor are they driving carts through them. These areas are consistent with the purposes of the MDR designation.
5. The golf course site is designated Open Space- Recreation (OS-R) for the golf course area (not part of the SP) on the Western Coachella Valley Area Plan.
6. One of the proposed uses within the project, residential parcels with a minimum of 5,000 square feet, is a permitted use in the Specific Plan.
7. One of the proposed uses within the project, golf course and club house, is consistent with the Open Space- Recreation (OS-R) designation.
8. The applications will require significant offsite land in order to connect the project to sewer service (as shown in the Specific Plan document and CEQA analysis). In accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurances (copies of which are attached) from the owners of the properties underlying the off-site improvement/alignment (as shown on the Tentative Map and/or the SP) that sufficient right-of-way can and will be provided. In the event the above referenced property owners or their successors-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedications, eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
9. The project site is surrounded by properties which are designated Residential Visitor Serving (High Density)(R/VS-H) by the City of Desert Hot Springs to the west and north, Rural: Rural Residential to the north (not within the City limits), Community Development: Medium Density Residential (CD:MDR) and Rural: Rural Residential to the east, and Rural: Rural Residential and Rural Desert to the south.

10. The zoning for the subject site is Specific Plan for those sections covered by the Specific Plan and Controlled Development Area (W-2) for the golf course area.
11. The proposed use, golf course, is a permitted use, subject to approval of a plot plan in Article XV Section 15.1.c(10) of Ordinance No. 348.
12. The proposed use, golf course, is consistent with the development standards set forth in the W-2 zone.
13. The project site is surrounded by properties which are zoned the City of Desert Hot Springs to the west and north, Controlled Development Areas (W-2) to the north (not in City limits), One Family Dwellings (R-1) and Controlled Development Areas (W-2) to the east, Controlled Development Areas (W-2) to the south.
14. Similar Residential uses have been constructed and are operating in the immediate project vicinity, and golf oriented residential communities are predominant in the region.
15. This project is located within a Criteria Area of the Coachella Valley Multiple Species Habitat Conservation Plan, and as such has been required to dedicate land to the Coachella Valley Conservation Commission (CVCC). This project fulfills those requirements.
16. This project is within the City Sphere of Influence of Desert Hot Springs.
17. The project does not propose any significant changes or introduce any significant environmental effects that will require major revisions to the previous EIR (for the Specific Plan) and the Mitigated Negative Declaration (for the Golf Course) as defined in CEQA guidelines section 15162
 - a. because the project footprint is similar to the original footprint (for the Specific Plan and the Plot Plan for the golf course); and,
 - b. the revised project (Specific Plan) proposes to construct fewer lots than the version of the project analyzed in the EIR.

CONCLUSIONS:

1. The proposed subdivisions are in conformance with the Community Development: Residential (R) and Open Space (OS) Land Use Designations, as reflected on the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan.
2. The proposed offsite requirements are consistent with their respective Land Use Designations and with all other elements of the Riverside County General Plan.
3. The proposed golf course and clubhouse revisions are in conformance with the Open Space-Recreation (OS-R) Land Use Designation, and with all other elements of the Riverside County General Plan.

4. The proposed project is consistent with the Specific Plan (SP) and Controlled Development Areas (W-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
5. The proposed subdivisions are consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
6. The public's health, safety, and general welfare are protected through project design.
7. The proposed project is conditionally compatible with the present and future logical development of the area.
8. The proposed project will not have a significant effect on the environment.
9. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

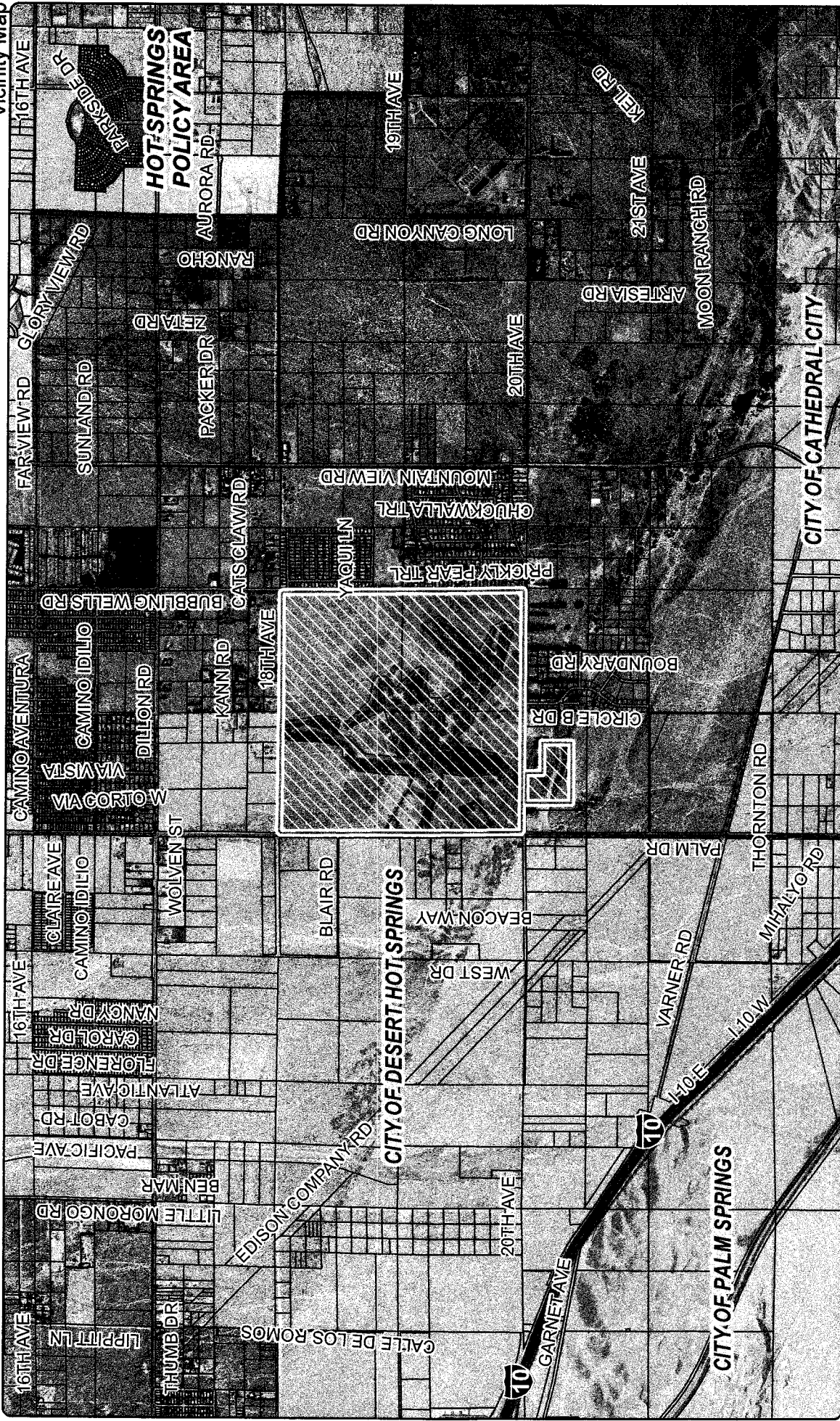
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - b. A dam inundation area; or,
 - c. A high fire area.
3. The project site is located within:
 - a. A 100-year flood plain;
 - b. The city of City of desert Hot Springs sphere of influence;
 - c. The boundaries of the Desert Recreation District (DRD);
 - d. An area of moderate liquefaction; and
 - e. An area of high blowsand potential.
4. The subject site is currently designated as Assessor's Parcel Numbers 657490001, 657490002, 657490003, 657490004, 660040003.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07715 SP336S1 TR34552 TR34553
VICINITY/POLICY AREAS

Supervisor Benoit
 District 4

Date Drawn: 12/20/11
 Vicinity Map



Zoning District: Pass & Desert
 Township/Range: T3SR5E
 Section: 17, 18

Assessors Bk. Pg. 657-46
 Thomas Bros. Pg. 727 A4
 Edition 2011

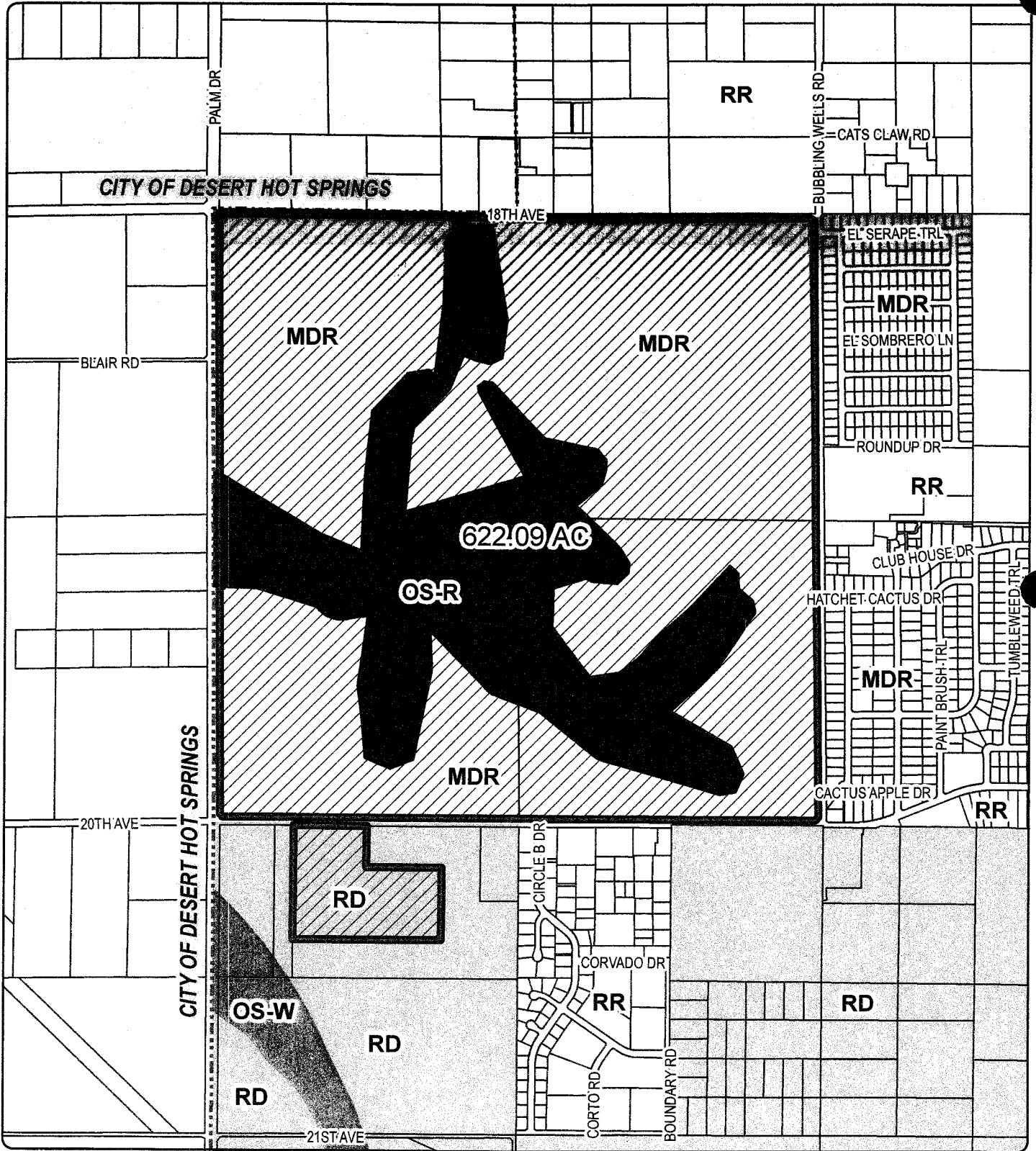
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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



RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07715 SP336S1 TR34552 TR34553
EXISTING GENERAL PLAN

Supervisor Benoit
 District: 4

Date Drawn: 12/20/11
 Exhibit

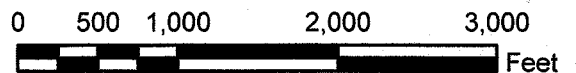


Zoning District: Pass & Desert
 Township/Range: T3SR5E
 Section: 17, 18

Assessors Bk. Pg. 657-46
 Thomas Bros. Pg. 727 A4
 Edition 2011



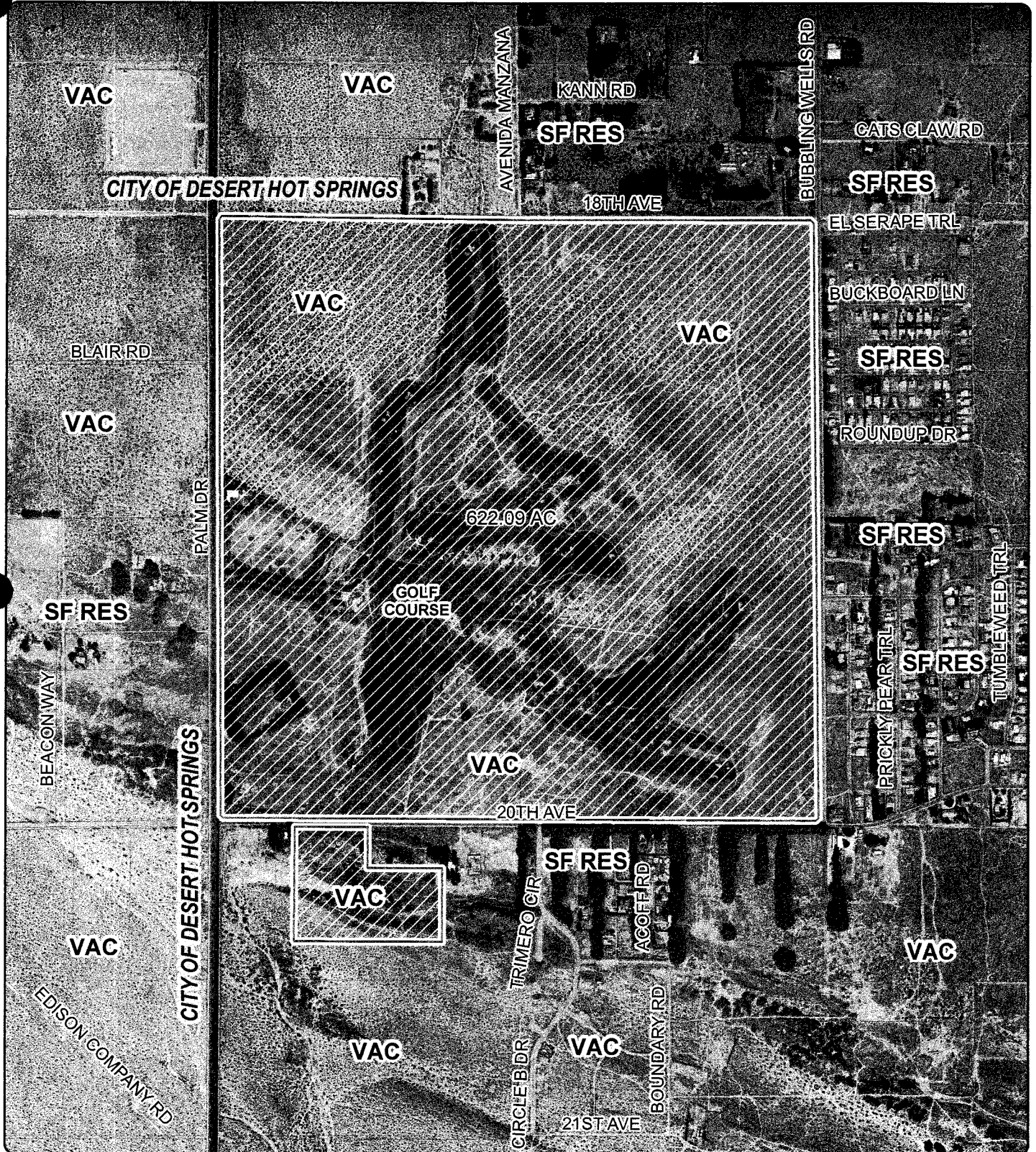
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07715 SP336S1 TR34552 TR34553
LAND USE

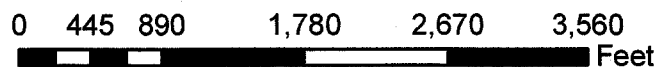
Supervisor Benoit
 District 4

Date Drawn: 12/20/11
 Exhibit 1



Zoning District: Pass & Desert
 Township/Range: T3SR5E
 Section: 17, 18

Assessors Bk. Pg. 657-46
 Thomas Bros. Pg. 727 A4
 Edition 2011

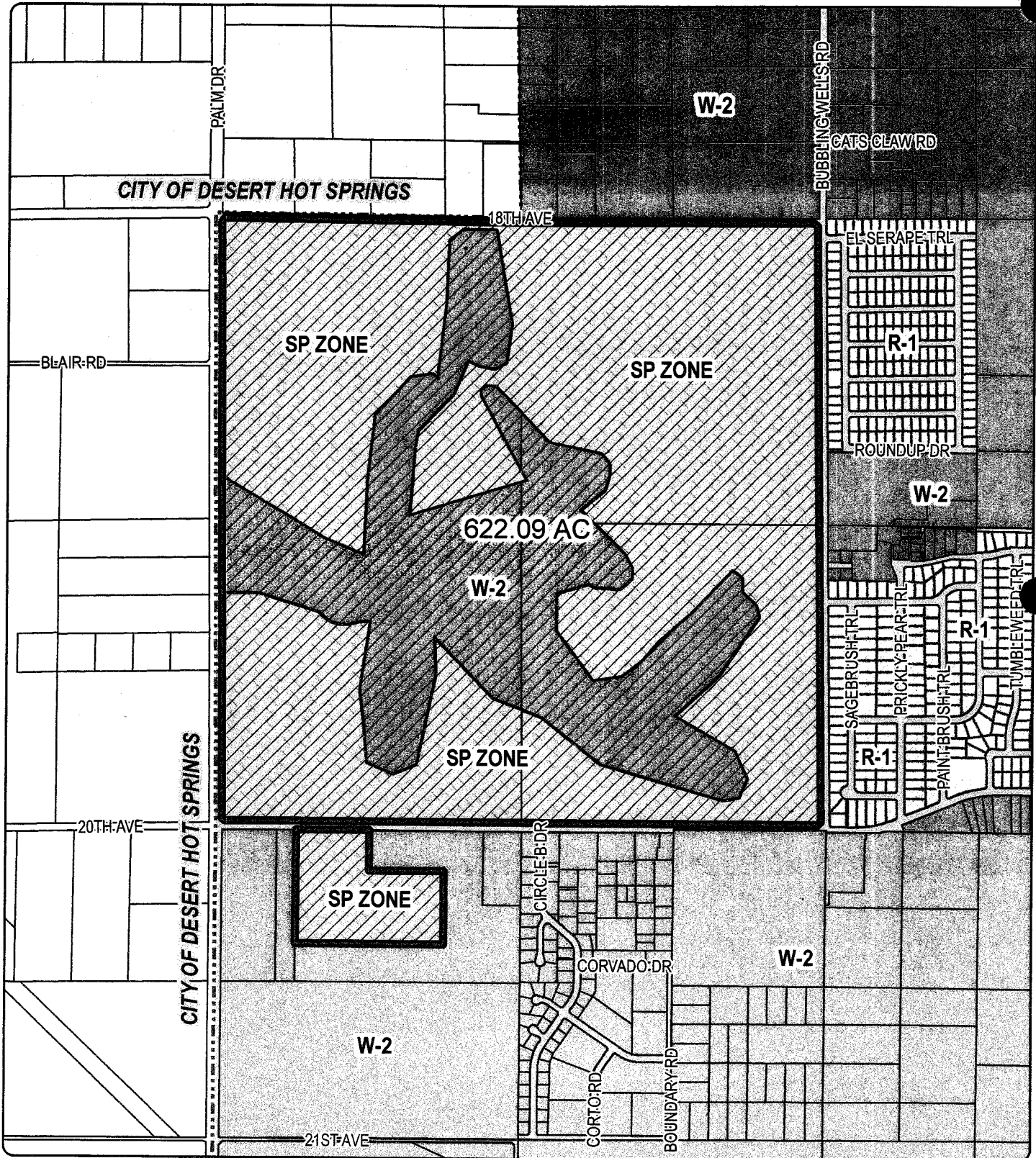


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07715 SP336S1 TR34552 TR34553
PROPOSED ZONING

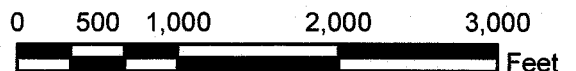
Supervisor Benoit
 District 4

Date Drawn: 12/20/11
 Exhibit

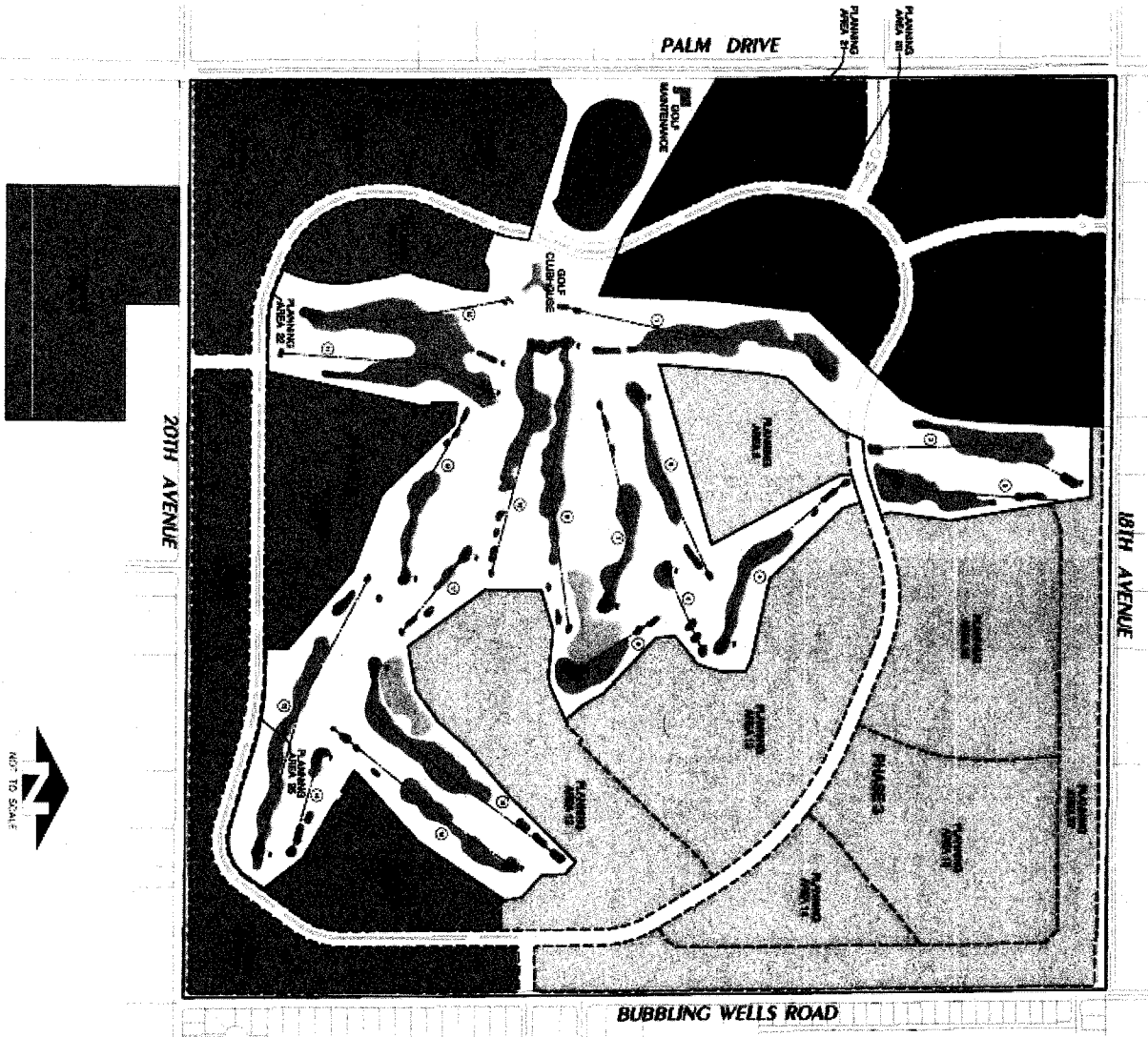


Zoning District: Pass & Desert
 Township/Range: T3SR5E
 Section: 17, 18

Assessors Bk. Pg. 657-4
 Thomas Bros. Pg. 727 A4
 Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlms.co.riverside.ca.us/index.html>



- LEGEND**
- PHASE 1 (TR31879)
 - PHASE 2 (TR34552)
 - PHASE 3 (TR34553)

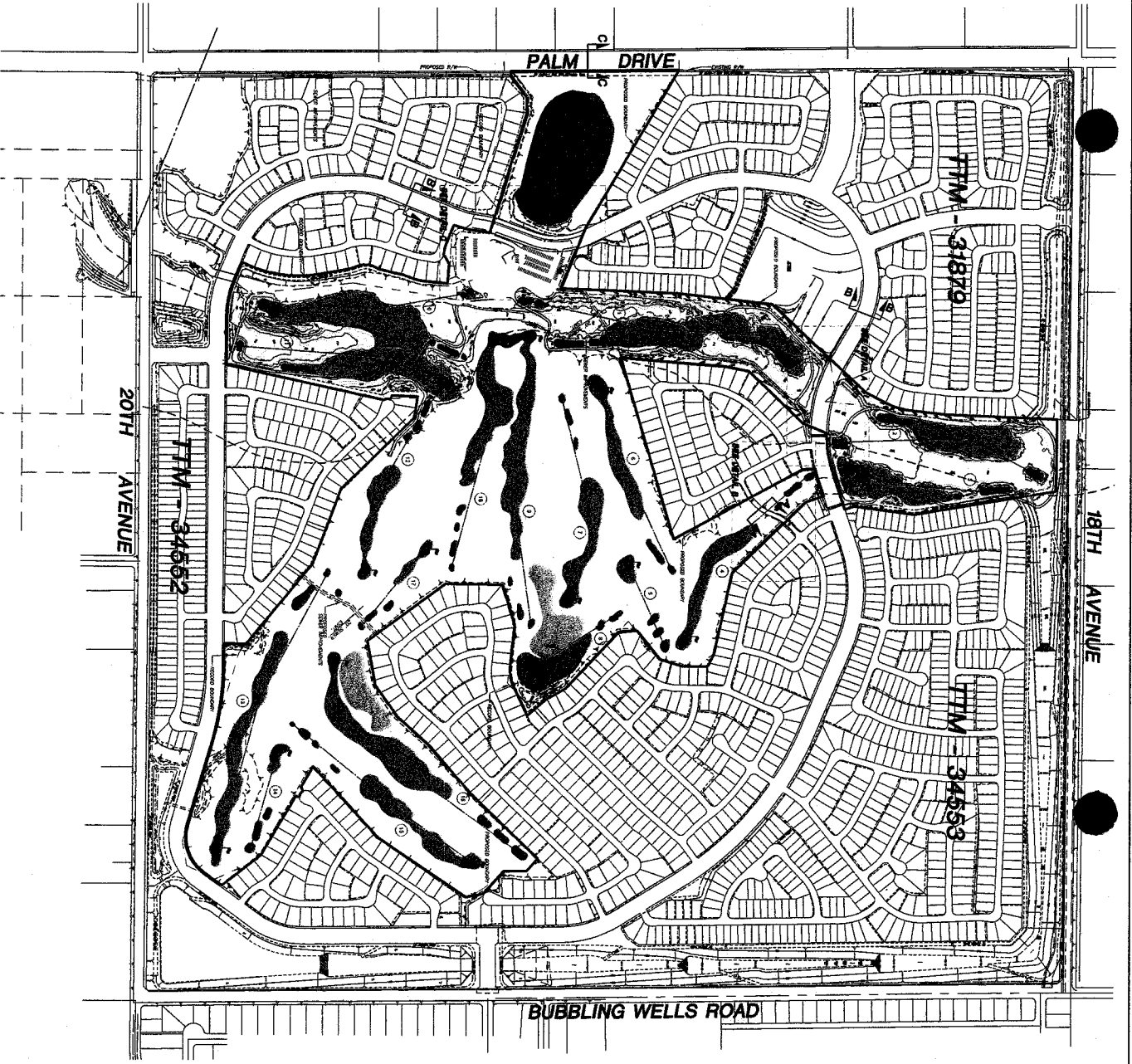
PREPARED FOR:

PULTE HOMES
 27101 PUERTA REAL, SUITE 300
 MISSION VIEJO, CALIFORNIA 92691
 PHONE: (949) 330-8511

PREPARED BY:

HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING • ENGINEERING • SURVEYING
 Three Palms • Irvine, CA 92618 • Tel: (949) 583-8800 • Fax: (949) 581-0756

SOLERA AT DESERT DUNES
SPECIFIC PLAN (SP00336S1)

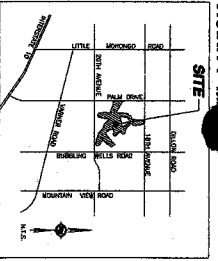


PLOT PLAN AMENDMENT EXHIBIT DESERT DUNES GOLF COURSE

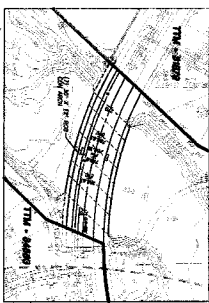
NOTES

1. EXISTING LAND USE: GOLF COURSE, DRIVING RANGE & CLUB HOUSE FACILITY
2. PROPOSED LAND USE: GOLF COURSE, DRIVING RANGE & CLUB HOUSE FACILITY
3. ZONING: R-2
4. MAPS: 4-27 PROPOSED BY: CONSULTING ENGINEER (C.E.)
5. SURVEY: PROVIDED BY: CONSULTING ENGINEER (C.E.)
6. DESIGN: PROVIDED BY: CONSULTING ENGINEER (C.E.)
7. LEGAL: PROVIDED BY: CONSULTING ENGINEER (C.E.)
8. RECORD: PROVIDED BY: CONSULTING ENGINEER (C.E.)
9. RECORD: PROVIDED BY: CONSULTING ENGINEER (C.E.)
10. RECORD: PROVIDED BY: CONSULTING ENGINEER (C.E.)
11. RECORD: PROVIDED BY: CONSULTING ENGINEER (C.E.)
12. RECORD: PROVIDED BY: CONSULTING ENGINEER (C.E.)
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19. RECORD: PROVIDED BY: CONSULTING ENGINEER (C.E.)
20. RECORD: PROVIDED BY: CONSULTING ENGINEER (C.E.)

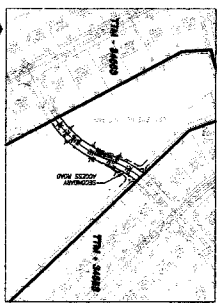
VICINITY MAP



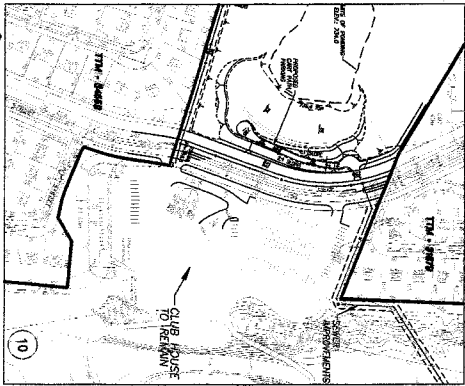
DETAIL A - NORTH LOOP ROAD CROSSING
SCALE: 1" = 100'



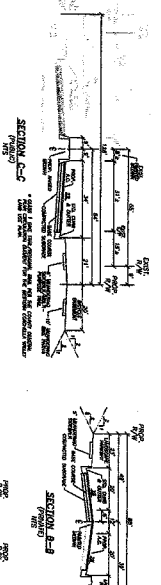
DETAIL B - SECONDARY ACCESS FROM PA 5
SCALE: 1" = 100'



DETAIL C - LOOP ROAD ADJACENT TO GOLF CLUB HOUSE
SCALE: 1" = 100'



STREET SECTIONS



LEGEND

- PROPOSED BOUNDARY
- RECORD BOUNDARY
- RECORD LOT LINES TO BE AMENDED
- LINE ADJUSTMENT INDICATOR

PREPARED FOR:

P.L.TE HOMES/
DEL. WEBS
2 TECHNOLOGY DRIVE
PHOENIX, (602) 623-3700
FAX: (602) 623-3701

PREPARED BY:

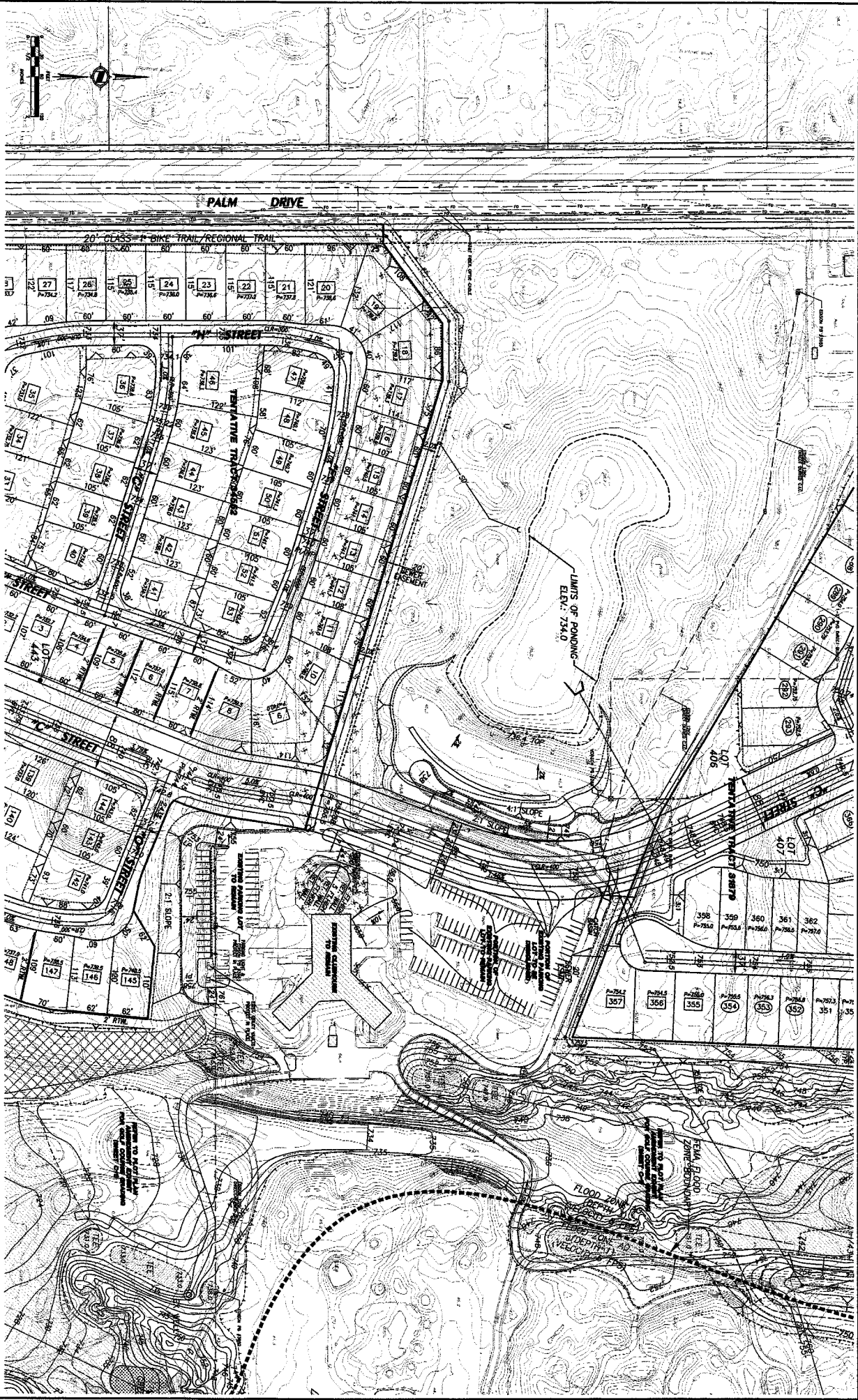
HUSA & ASSOCIATES
1000 N. CENTRAL AVENUE
SUITE 1000
PHOENIX, AZ 85004
TEL: (602) 254-1100
FAX: (602) 254-1101

PHASE 1

**PLOT PLAN AMENDMENT
EXHIBIT (PP09967R1)
DESERT DUNES GOLF COURSE**
(ORIGINAL PLOT PLAN NO. 9967 APPROVED 1/18/08)



January 12, 2012



DESERT PINES GOLF COURSE
 PHASE 1
 SITE PLAN - RETAIN EXISTING CLUBHOUSE
 LOT PLAN AMENDMENT (P-090734) SHEET C-2

DESERT PINES GOLF COURSE
 PHASE 1
 SITE PLAN - RETAIN EXISTING CLUBHOUSE
 LOT PLAN AMENDMENT (P-090734) SHEET C-2

DESERT PINES GOLF COURSE
 PHASE 1
 SITE PLAN - RETAIN EXISTING CLUBHOUSE
 LOT PLAN AMENDMENT (P-090734) SHEET C-2

LANDSCAPE MATERIAL SCHEDULE

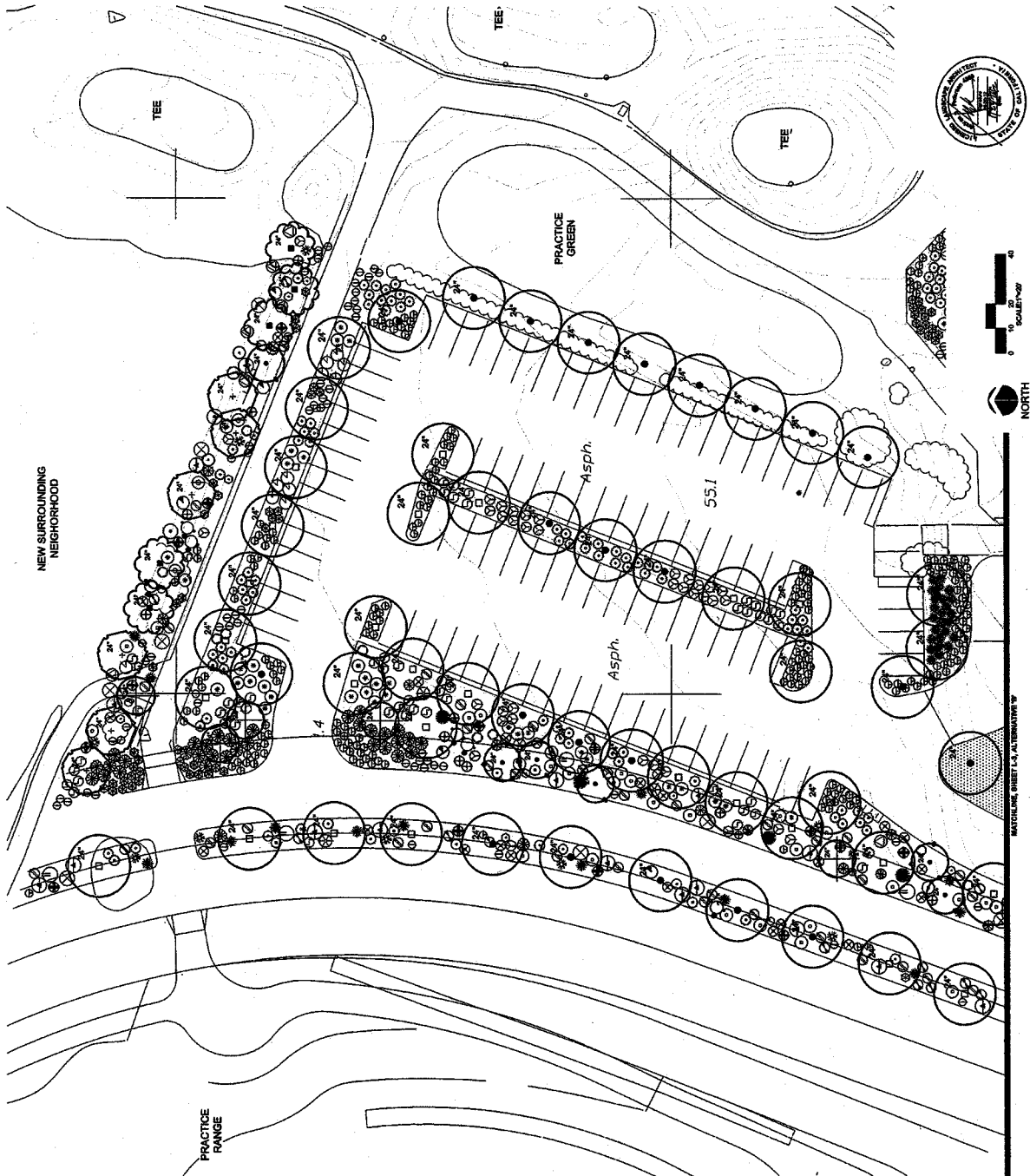
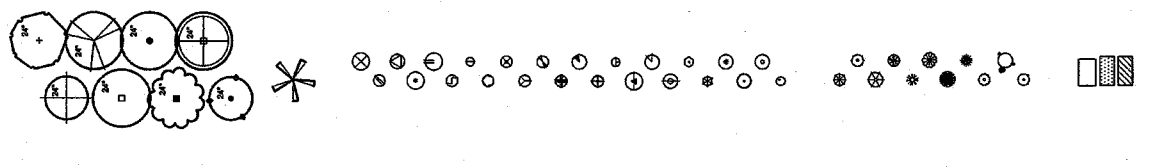
ITEMS	Quantity	Size	Plant Factor	Comments
1" x 1/2" x 1/2" Gravel	8	24" Box	Low / 2	
2" x 1" x 1/2" Gravel	8	24" Box	Low / 2	
3" x 1" x 1/2" Gravel	6	24" Box	Low / 2	
4" x 1" x 1/2" Gravel	64	24" Box	Low / 2	
5" x 1" x 1/2" Gravel	48	24" Box	Low / 2	
6" x 1" x 1/2" Gravel	6	24" Box	Low / 2	
7" x 1" x 1/2" Gravel	6	24" Box	Low / 2	
8" x 1" x 1/2" Gravel	12	24" Box	Low / 2	

ITEMS	Quantity	Size	Plant Factor	Comments
1" x 1/2" x 1/2" Gravel	7	24" Box	Low / 2	

ITEMS	Quantity	Size	Plant Factor	Comments
1" x 1/2" x 1/2" Gravel	14	10"	Low / 2	
2" x 1" x 1/2" Gravel	98	10"	Low / 2	
3" x 1" x 1/2" Gravel	2	10"	Low / 2	
4" x 1" x 1/2" Gravel	13	10"	Medium / 5	
5" x 1" x 1/2" Gravel	79	10"	Low / 2	
6" x 1" x 1/2" Gravel	252	10"	Low / 2	
7" x 1" x 1/2" Gravel	35	10"	Low / 2	
8" x 1" x 1/2" Gravel	79	10"	Low / 2	
9" x 1" x 1/2" Gravel	73	10"	Low / 2	
10" x 1" x 1/2" Gravel	19	10"	Low / 2	
11" x 1" x 1/2" Gravel	38	10"	Low / 2	
12" x 1" x 1/2" Gravel	13	10"	Low / 2	
13" x 1" x 1/2" Gravel	16	10"	Low / 2	
14" x 1" x 1/2" Gravel	679	10"	Low / 2	
15" x 1" x 1/2" Gravel	43	10"	Low / 2	
16" x 1" x 1/2" Gravel	12	10"	Low / 2	
17" x 1" x 1/2" Gravel	7	10"	Low / 2	
18" x 1" x 1/2" Gravel	37	10"	Low / 2	
19" x 1" x 1/2" Gravel	272	10"	Medium / 5	
20" x 1" x 1/2" Gravel	69	10"	Medium / 5	
21" x 1" x 1/2" Gravel	68	10"	Low / 2	
22" x 1" x 1/2" Gravel	20	10"	Low / 2	
23" x 1" x 1/2" Gravel	9	10"	Low / 2	

ITEMS	Quantity	Size	Plant Factor	Comments
1" x 1/2" x 1/2" Gravel	31	10"	Low / 2	
2" x 1" x 1/2" Gravel	19	10"	Low / 2	
3" x 1" x 1/2" Gravel	19	10"	Low / 2	
4" x 1" x 1/2" Gravel	6	10"	Low / 2	
5" x 1" x 1/2" Gravel	22	10"	Medium / 5	
6" x 1" x 1/2" Gravel	35	10"	Low / 2	
7" x 1" x 1/2" Gravel	37	10"	Low / 2	
8" x 1" x 1/2" Gravel	48	10"	Low / 2	
9" x 1" x 1/2" Gravel	336	10"	Medium / 5	
10" x 1" x 1/2" Gravel	19	10"	Low / 2	
11" x 1" x 1/2" Gravel	70	10"	Low / 2	

ITEMS	Quantity	Size	Plant Factor	Comments
1" x 1/2" x 1/2" Gravel	2" Min	7507 S.F.	2" Depth, 100% W.P.S.	
2" x 1" x 1/2" Gravel	2" Min	5248 S.F.	2" Depth, 100% W.P.S.	
3" x 1" x 1/2" Gravel	2" Min	263 S.F.	High / 5	



DATE: 01/23/12
 W R
 DESIGNING

Desert Dunes Golf Clubhouse
 PULTE / DEL WEBB

PHASE 1 LANDSCAPE PLAN (SHEET L-2)

LANDSCAPE MATERIAL SCHEDULE

TREE	Quantity	Size	Plant Factor	Comments
2" Caliper, 10' Length, 1/2" Diameter	6	2 1/2" Cal	Level 1/2	
Grass-like plants	6	2 1/2" Cal	Level 1/2	
Orange Blossom	6	2 1/2" Cal	Level 1/2	
White Flowering Cactus	64	2 1/2" Cal	Level 1/2	
Flowering Cactus	46	2 1/2" Cal	Level 1/2	
Flowering Cactus	6	2 1/2" Cal	Level 1/2	
Flowering Cactus	6	2 1/2" Cal	Level 1/2	
Flowering Cactus	15	2 1/2" Cal	Level 1/2	

TREE	Quantity	Size	Plant Factor	Comments
2" Caliper, 10' Length, 1/2" Diameter	7	2 1/2" Cal	Level 1/2	
Grass-like plants	14	Level 1/2		
Orange Blossom	180	Level 1/2		
White Flowering Cactus	36	Level 1/2		
Flowering Cactus	3	Level 1/2		
Flowering Cactus	12	Medium 1/2		
Flowering Cactus	79	Level 1/2		
Flowering Cactus	200	Level 1/2		
Flowering Cactus	36	Level 1/2		
Flowering Cactus	79	Level 1/2		
Flowering Cactus	73	Level 1/2		
Flowering Cactus	19	Level 1/2		
Flowering Cactus	15	Level 1/2		
Flowering Cactus	16	Level 1/2		
Flowering Cactus	679	Level 1/2		
Flowering Cactus	43	Level 1/2		
Flowering Cactus	12	Level 1/2		
Flowering Cactus	7	Level 1/2		
Flowering Cactus	37	Level 1/2		
Flowering Cactus	272	Medium 1/2		
Flowering Cactus	94	Medium 1/2		
Flowering Cactus	86	Level 1/2		
Flowering Cactus	20	Level 1/2		
Flowering Cactus	9	Level 1/2		

TREE	Quantity	Size	Plant Factor	Comments
2" Caliper, 10' Length, 1/2" Diameter	31	Level 1/2		
Grass-like plants	19	Level 1/2		
Orange Blossom	6	Level 1/2		
White Flowering Cactus	6	Level 1/2		
Flowering Cactus	22	Medium 1/2		
Flowering Cactus	35	Level 1/2		
Flowering Cactus	37	Level 1/2		
Flowering Cactus	46	Level 1/2		
Flowering Cactus	308	Medium 1/2		
Flowering Cactus	14	Level 1/2		
Flowering Cactus	70	Level 1/2		

TREE	Quantity	Size	Plant Factor	Comments
2" Caliper, 10' Length, 1/2" Diameter	2	Level 1/2		
Grass-like plants	2	Level 1/2		
Orange Blossom	2	Level 1/2		
White Flowering Cactus	2	Level 1/2		
Flowering Cactus	2	Level 1/2		

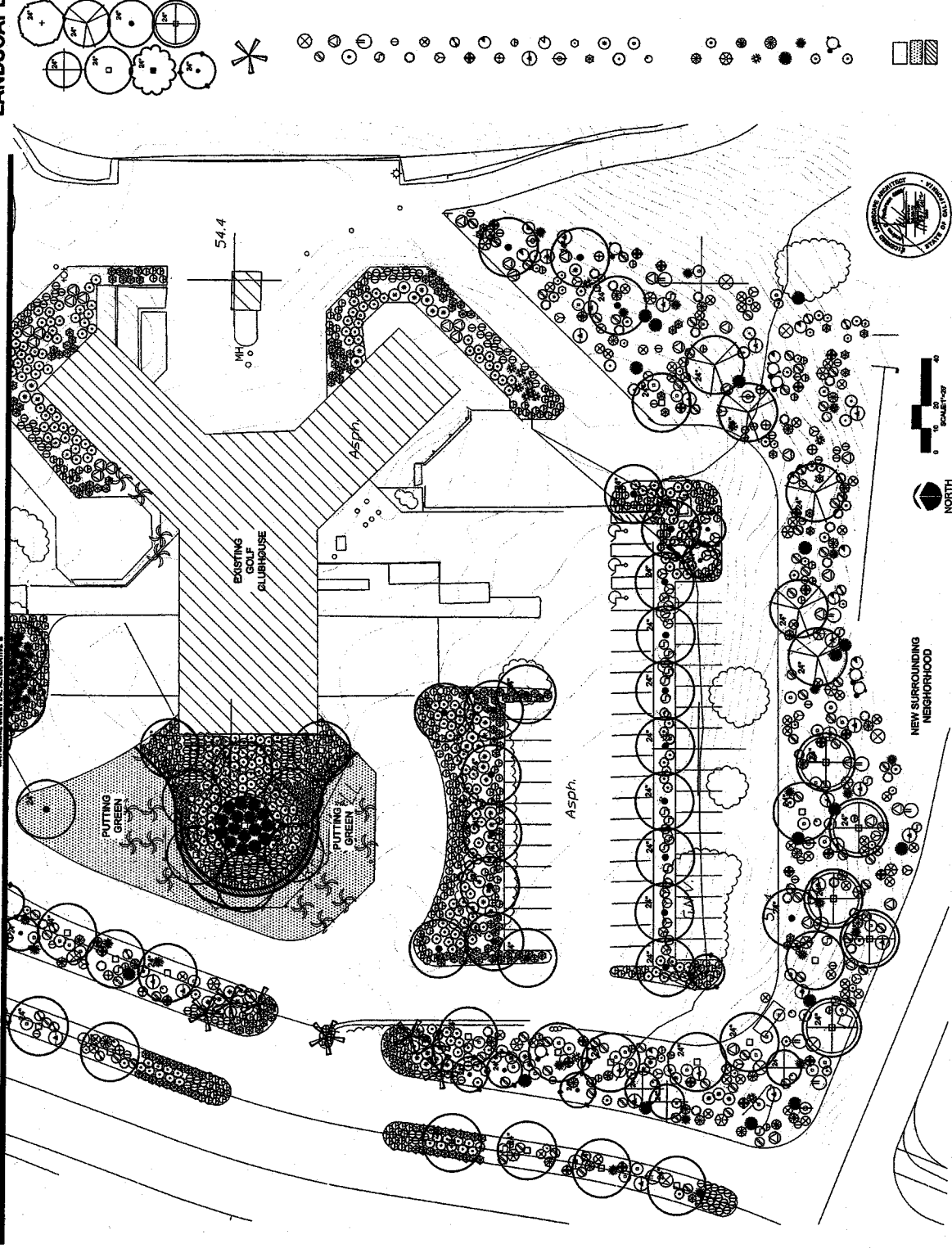
DATE: 01/23/12

DESIGNING

PHASE 1 LANDSCAPE PLAN (SHEET L-3)

Desert Dunes Golf Clubhouse

PULTE / DEL WEBB



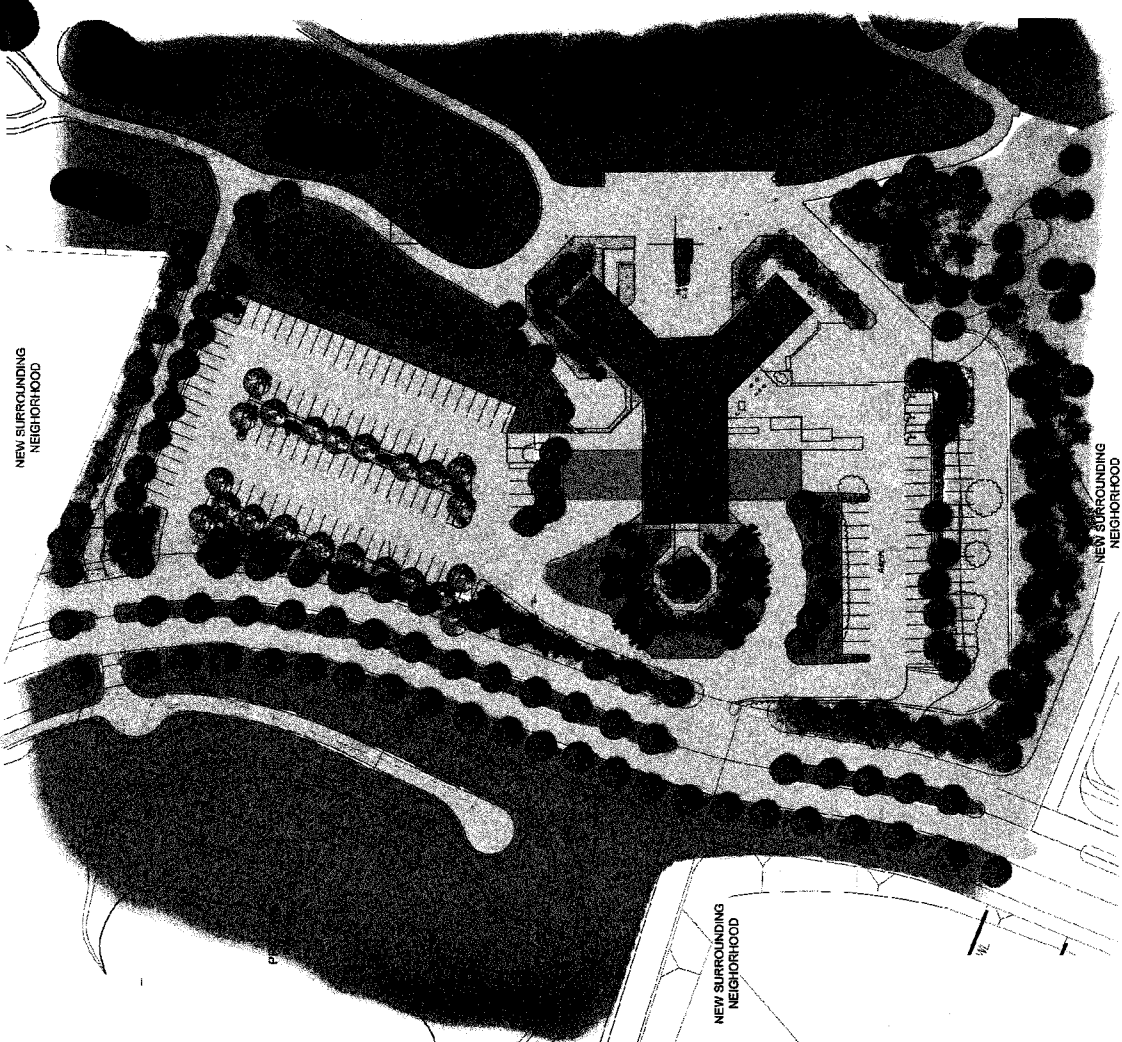
MANUAL SHEET L-3 ALTERNATIVE W

LANDSCAPE MATERIAL SCHEDULE

ITEM No.	Quantity	Size	Plant Factor	Comments
1	0	24" Box	Low	Chippis Rose's Landscape Material
2	0	24" Box	Low	Low Acres Desert Valley
3	0	24" Box	Low	Emerald Green
4	0	24" Box	Low	Emerald Green
5	0	24" Box	Low	Emerald Green
6	6	24" Box	Low	Emerald Green
7	61	24" Box	Low	Emerald Green
8	38	24" Box	Low	Emerald Green
9	7	24" Box	Low	Emerald Green
10	6	24" Box	Low	Emerald Green
11	10	24" Box	Low	Emerald Green

ITEM No.	Quantity	Size	Plant Factor	Comments
12	0	20 8/11"	Low	Emerald Green
13	0	20 8/11"	Low	Emerald Green

ITEM No.	Quantity	Size	Plant Factor	Comments
14	15	15	Low	Emerald Green
15	138	15	Low	Emerald Green
16	52	15	Low	Emerald Green
17	3	15	Low	Emerald Green
18	13	15	Medium	Emerald Green
19	86	15	Low	Emerald Green
20	371	15	Low	Emerald Green
21	25	15	Low	Emerald Green
22	50	15	Low	Emerald Green
23	74	15	Low	Emerald Green
24	20	15	Low	Emerald Green
25	40	15	Low	Emerald Green
26	15	15	Low	Emerald Green
27	14	15	Low	Emerald Green
28	400	15	Low	Emerald Green
29	45	15	Low	Emerald Green
30	22	15	Low	Emerald Green
31	11	15	Low	Emerald Green
32	63	15	Low	Emerald Green
33	200	15	Medium	Emerald Green
34	33	15	Medium	Emerald Green
35	70	15	Very Low	Emerald Green
36	12	15	Low	Emerald Green
37	11	15	Low	Emerald Green



DATE: 01/23/12

W R G
DESIGN INC.



ITEM No.	Quantity	Size	Plant Factor	Comments
38	0	6"	Field Very-LF	Concrete House
39	2	80x45 S.F.	2" North Field Very-LF	Decorative Column
40	1	11,000 B.F.	Field Very-LF	Turf - 1/4" 1/2" Bermuda Sod

NEW SURROUNDING NEIGHBORHOOD

NEW SURROUNDING NEIGHBORHOOD

WATER CONSERVATION CONCEPT STATEMENT

PROJECT SITE: DESERT DUNES GOLF CLUB TRACT OR PARCEL NUMBER: 040171
 PROJECT LOCATION: BETWEEN 18TH AND 20TH AVENUE, EAST OF PALM DRIVE
 LANDSCAPE ARCHITECT: ANDREA PULTE, CAROLINA WILD
 INCLUDED IN THIS PROJECT SUBMITTAL PACKAGE ARE:

- 1.1. MAXIMUM ANNUAL APPLIED WATER ALLOWANCE:
 CONVENTIONAL LANDSCAPE: 1.84 CCF (60 CUBIC FEET / YEAR)
 IRRIGATION: 1.84 CCF (60 CUBIC FEET / YEAR) (IF 80% COEFF.)
 MAXIMUM ANNUAL APPLIED WATER ALLOWANCE: 3.68 CCF (100 CUBIC FEET / YEAR)
- 1.2. ESTIMATED ANNUAL APPLIED WATER USE BY HYDROZONES:
 TURF GRASS HYDROZONES: 5.00 CCF
 CONVENTIONAL LANDSCAPE: 3.68 CCF
 LOW PLANT HYDROZONES: 1.84 CCF (60 CUBIC FEET / YEAR)
 HIGH PLANT HYDROZONES: 2.90 CCF (100 CUBIC FEET / YEAR)
 ESTIMATED ANNUAL TOTAL APPLIED WATER USE: 3.68 CCF (100 CUBIC FEET / YEAR)

- 1.3. EXISTING + MAINTENANCE
- 1.4. LANDSCAPE DESIGN PLAN
- 1.5. IRRIGATION DESIGN PLAN (WILL BE PREPARED WITH CONSTRUCTION DOCUMENTS)
- 1.6. GRADING DESIGN PLAN
- 1.7. SOIL CHEMICAL ANALYSIS

DESCRIPTION OF PROJECT:
 This project includes the design and construction of a new golf clubhouse and associated facilities. It is completed mostly of drought tolerant plants. Data provided will be used to estimate water use for the project.

DATE: 1/15/2012 PREPARED BY: [Signature]

MAXIMUM ANNUAL APPLIED WATER ALLOWANCE

LANDSCAPE AREA: 1,840,000 SQ. FT.
 MAINTENANCE WATER ALLOWANCE: 1.84 CCF
 MAINTENANCE WATER USE: 3.68 CCF
 MAINTENANCE WATER ALLOWANCE: 3.68 CCF
 MAINTENANCE WATER USE: 3.68 CCF
 MAINTENANCE WATER ALLOWANCE: 3.68 CCF
 MAINTENANCE WATER USE: 3.68 CCF

ESTIMATED ANNUAL APPLIED WATER USE

ESTIMATED ANNUAL APPLIED WATER USE:
 TURF GRASS HYDROZONES: 5.00 CCF
 CONVENTIONAL LANDSCAPE: 3.68 CCF
 LOW PLANT HYDROZONES: 1.84 CCF (60 CUBIC FEET / YEAR)
 HIGH PLANT HYDROZONES: 2.90 CCF (100 CUBIC FEET / YEAR)
 ESTIMATED ANNUAL TOTAL APPLIED WATER USE: 3.68 CCF (100 CUBIC FEET / YEAR)

NOTES:

1. ALL LANDSCAPE PLANTS TO BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND COUNTY OF PULTE.
2. ALL SLOPES MUST BE BUILT TO A MINIMUM OF 2% TO PREVENT WATER RUNOFF.
3. A UNIFORM DEEP ROOT BARRIER IS TO BE INSTALLED FOR TREES WITH A DBH FROM ANY LANDSCAPE.

LANDSCAPE MATERIAL SCHEDULE

Item	Quantity	Size	Plant Factor	Comments
California Fan Palm	8	24" Box	Low / 2	
California Fan Palm	6	24" Box	Low / 2	
Orange Jubilee	6	24" Box	Low / 2	
Orange Jubilee	64	24" Box	Low / 2	
Orange Jubilee	45	24" Box	Low / 2	
Orange Jubilee	8	24" Box	Low / 2	
Orange Jubilee	8	24" Box	Low / 2	
Orange Jubilee	13	24" Box	Low / 2	

Item	Quantity	Size	Plant Factor	Comments
Orange Jubilee	7	24" Box	Low / 2	

Item	Quantity	Size	Plant Factor	Comments
Orange Jubilee	14	14"	Low / 2	
Orange Jubilee	100	100"	Low / 2	
Orange Jubilee	35	35"	Low / 2	
Orange Jubilee	2	2"	Low / 2	
Orange Jubilee	12	12"	Medium / 5	
Orange Jubilee	79	79"	Low / 2	
Orange Jubilee	35	35"	Low / 2	
Orange Jubilee	79	79"	Low / 2	
Orange Jubilee	73	73"	Low / 2	
Orange Jubilee	19	19"	Low / 2	
Orange Jubilee	35	35"	Low / 2	
Orange Jubilee	15	15"	Low / 2	
Orange Jubilee	679	679"	Low / 2	
Orange Jubilee	43	43"	Low / 2	
Orange Jubilee	12	12"	Low / 2	
Orange Jubilee	7	7"	Low / 2	
Orange Jubilee	272	272"	Medium / 5	
Orange Jubilee	99	99"	Medium / 5	
Orange Jubilee	55	55"	Low / 2	
Orange Jubilee	30	30"	Low / 2	
Orange Jubilee	9	9"	Low / 2	

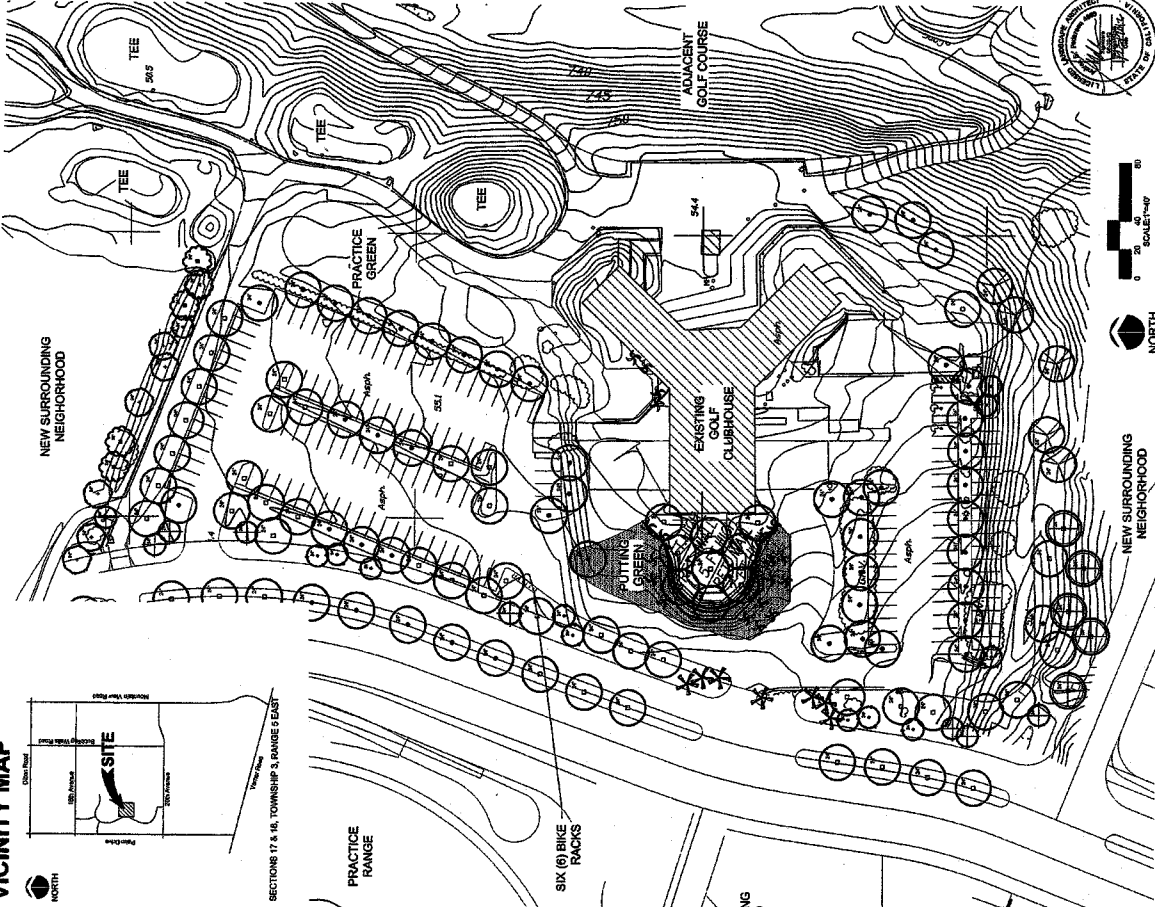
Item	Quantity	Size	Plant Factor	Comments
Orange Jubilee	31	31"	Low / 2	
Orange Jubilee	16	16"	Low / 2	
Orange Jubilee	19	19"	Low / 2	
Orange Jubilee	5	5"	Medium / 5	
Orange Jubilee	33	33"	Low / 2	
Orange Jubilee	50	50"	Low / 2	
Orange Jubilee	37	37"	Low / 2	
Orange Jubilee	49	49"	Low / 2	
Orange Jubilee	388	388"	Medium / 5	
Orange Jubilee	13	13"	Low / 2	
Orange Jubilee	70	70"	Low / 2	

Item	Quantity	Size	Plant Factor	Comments
Orange Jubilee	27	27"	Low / 2	
Orange Jubilee	638	638"	High / 1.5	
Orange Jubilee	203	203"	High / 1.5	

DATE: 01/23/12



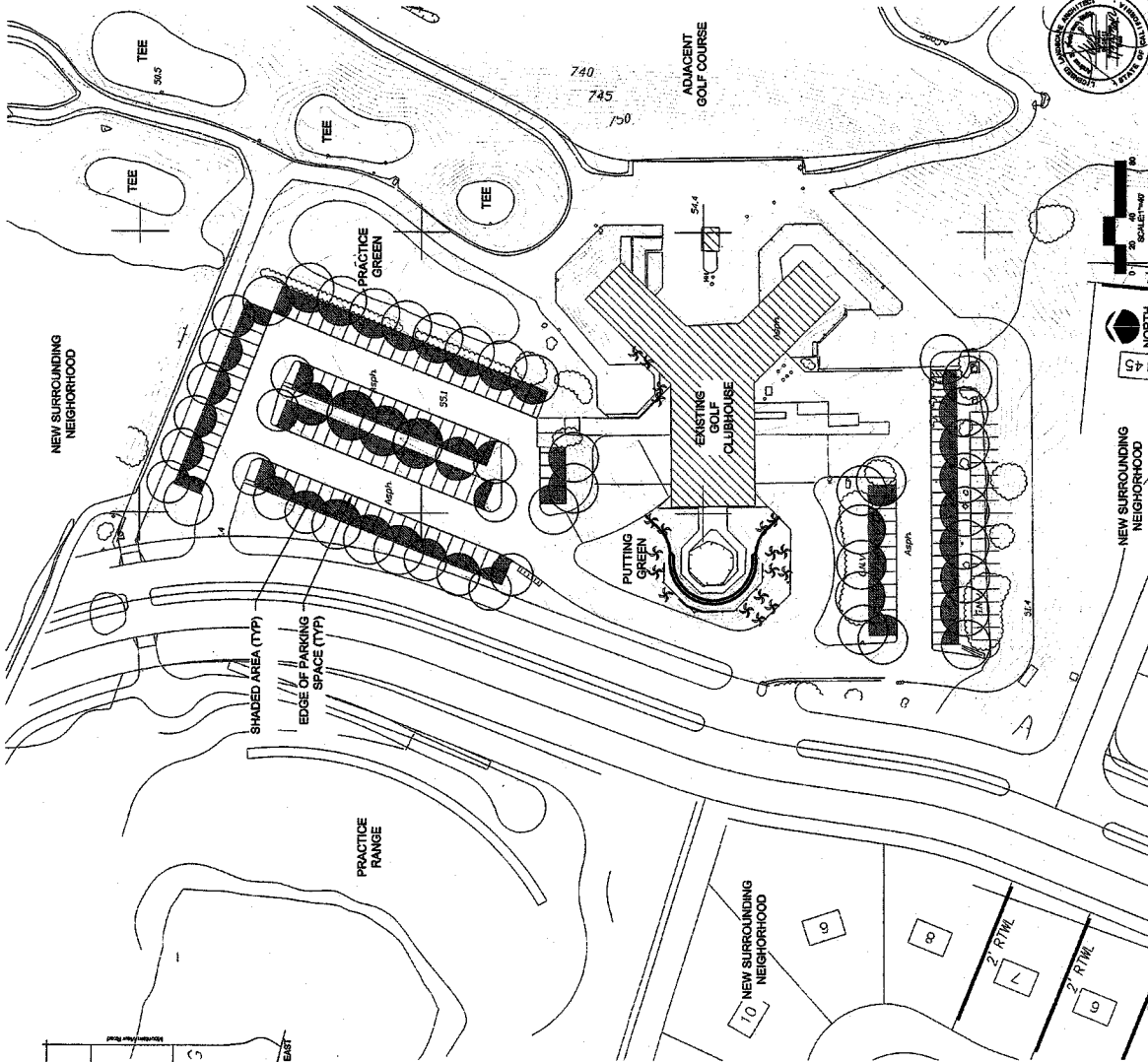
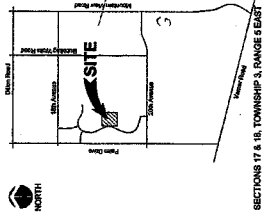
PHASE 1 PRELIMINARY SITE PLAN (SHEET L-1)



Desert Dunes Golf Clubhouse

PULTE / DEL WEBB

VICINITY MAP

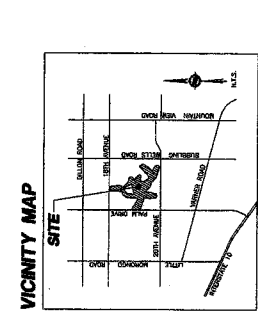


DATE: 01/23/12
VV R C
DESIGN LINE

Desert Dunes Golf Clubhouse

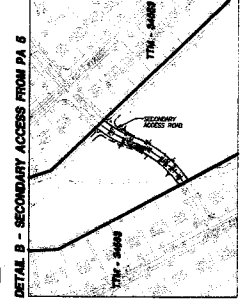
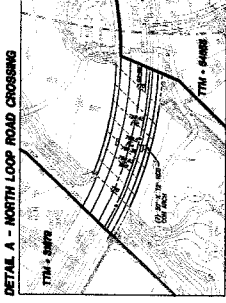
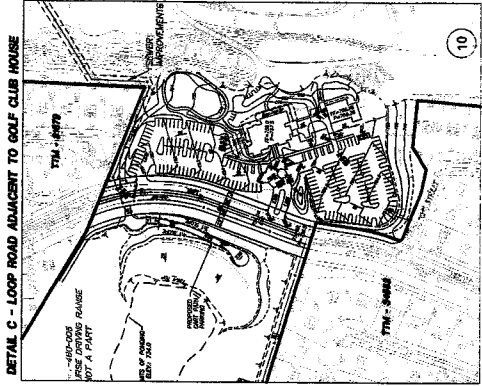
PULTE / DEL WEBB

PHASE 1 SHADING CALCULATION (SHEET L-4)



VICINITY MAP

- NOTES**
1. SEE CITY CODES, PLANNING AND CLUB HOUSE FACILITY
 2. REFER TO THE CITY OF PALM SPRINGS PLANNING DEPARTMENT FOR THE CITY OF PALM SPRINGS
 3. GENERAL PLAN AND ZONE DESIGNATION: O-4 (OPEN SPACE RECREATION)
 4. WATER SERVICE PROVIDED BY CAROLINA VALLEY WATER DISTRICT (CWSD)
 5. WASTEWATER SERVICE PROVIDED BY CAROLINA VALLEY WATER DISTRICT (CWSD)
 6. GAS SERVICE PROVIDED BY SOUTHERN CALIFORNIA GAS COMPANY (SCG)
 7. TELEPHONE SERVICE PROVIDED BY CALIFORNIA TELEPHONE
 8. ALL UTILITIES SHALL BE DEEPENED TO THE MINIMUM COVER.
 9. ALL UTILITIES SHALL BE CONSIDERED THE REQUIREMENTS FROM COUNTY ORDINANCE
 10. ALL UTILITIES SHALL BE CONSIDERED THE REQUIREMENTS FROM COUNTY ORDINANCE
 11. DRAINAGE IMPROVEMENTS SHALL BE DESIGNED FOR AVERAGE COUNTY FLOOD
 12. DRAINAGE IMPROVEMENTS SHALL BE DESIGNED FOR AVERAGE COUNTY FLOOD
 13. DRAINAGE IMPROVEMENTS SHALL BE DESIGNED FOR AVERAGE COUNTY FLOOD
 14. PROJECT SITE IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, SOME AD
 15. AREA WITHIN THE SPECIAL FLOOD HAZARD AREA, SOME AD
 16. AREA WITHIN THE SPECIAL FLOOD HAZARD AREA, SOME AD
 17. AREA WITHIN THE SPECIAL FLOOD HAZARD AREA, SOME AD
 18. GOLF PLOTS ARE TO BE ADJUSTED TO THE PROPOSED BOUNDARY SET OUT
 19. THE PROPOSED BOUNDARY SET OUT IS TO BE ADJUSTED TO THE PROPOSED BOUNDARY SET OUT
 20. AREA SHALL BE REDESIGNED FOR WATER QUALITY, COLLECTION AND CONVEYANCE OF
 21. AREA SHALL BE REDESIGNED FOR WATER QUALITY, COLLECTION AND CONVEYANCE OF
 22. AREA SHALL BE REDESIGNED FOR WATER QUALITY, COLLECTION AND CONVEYANCE OF
 23. AREA SHALL BE REDESIGNED FOR WATER QUALITY, COLLECTION AND CONVEYANCE OF
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 26. AREA SHALL BE REDESIGNED FOR WATER QUALITY, COLLECTION AND CONVEYANCE OF
 27. AREA SHALL BE REDESIGNED FOR WATER QUALITY, COLLECTION AND CONVEYANCE OF
 28. AREA SHALL BE REDESIGNED FOR WATER QUALITY, COLLECTION AND CONVEYANCE OF
 29. AREA SHALL BE REDESIGNED FOR WATER QUALITY, COLLECTION AND CONVEYANCE OF
 30. AREA SHALL BE REDESIGNED FOR WATER QUALITY, COLLECTION AND CONVEYANCE OF

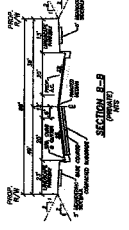
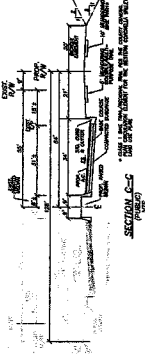


DETAIL A - NORTH LOOP ROAD CROSSING

DETAIL B - SECONDARY ACCESS FROM PA 5

DETAIL C - LOOP ROAD ADJACENT TO GOLF CLUB HOUSE

STREET SECTIONS



- LEGEND**
- PROPOSED BOUNDARY
 - EXISTING BOUNDARY
 - RECORD LOT LINES TO BE ADJUSTED TO PROPOSED BOUNDARY SET OUT
 - LINE ADJUSTMENT LINES

PREPARED BY:
H&A
 HUNTER & ASSOCIATES
 2100 W. GARDEN AVENUE
 RYAN, CALIFORNIA 92518
 PHONE: (949) 624-3700
 FAX: (949) 624-3701

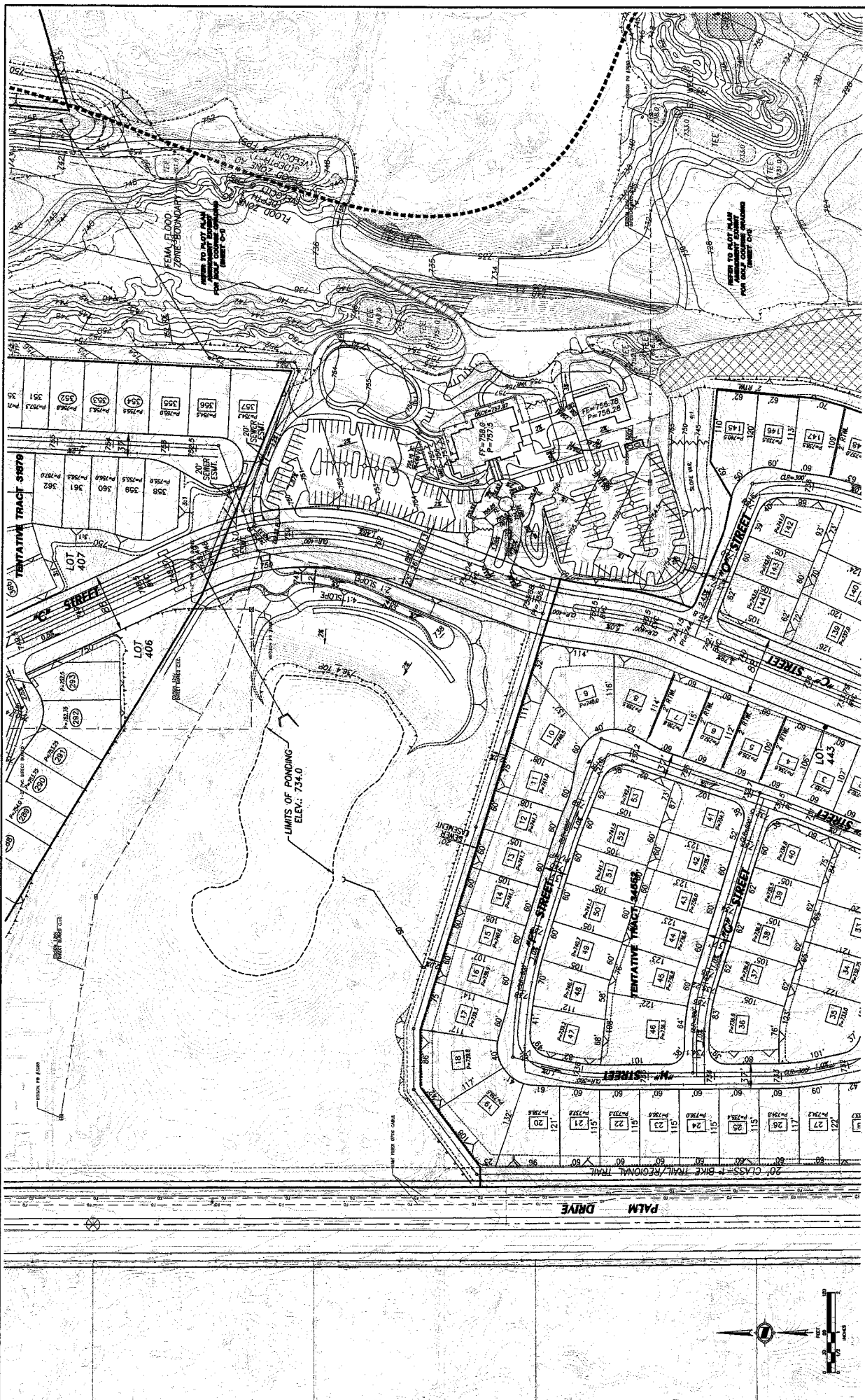
PHASE 2
PLOT PLAN AMENDMENT
EXHIBIT (PP09967R1)
DESERT DUNES GOLF COURSE
 (ORIGINAL PLOT PLAN APPROVED 1/18/88)



January 12, 2012

PLOT PLAN AMENDMENT EXHIBIT
DESERT DUNES GOLF COURSE

DESERT DUNES GOLF COURSE
PHASE 2
SITE PLAN - NEW CLUBHOUSE
PLOT PLAN AMENDMENT (P#099781) SHEET C-2



PREPARED FOR: STUNSAKER & ASSOCIATES
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PREPARED BY: STUNSAKER & ASSOCIATES
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DATE OF SUBMISSION: 08/11/11
DATE OF REVISION: 08/11/11
PROJECT: DESERT DUNES GOLF COURSE
PHASE 2 - NEW CLUBHOUSE
PLOT PLAN AMENDMENT (P#099781)
SHEET C-2

20' CLASS - BIKE TRAIL / REGIONAL TRAIL
P#099781
P#099782
P#099783
P#099784
P#099785
P#099786
P#099787
P#099788
P#099789
P#099790
P#099791
P#099792
P#099793
P#099794
P#099795
P#099796
P#099797
P#099798
P#099799
P#099800

DATE: Jan. 12, 2012 08:53:37 AM FILE: P:\099781\099781.dwg
PLOTTER: HP DesignJet 5000PS
PLOT DATE: 01/12/12 08:53:37 AM

DATE: Jan. 12, 2012 08:53:37 AM FILE: P:\099781\099781.dwg
PLOTTER: HP DesignJet 5000PS
PLOT DATE: 01/12/12 08:53:37 AM

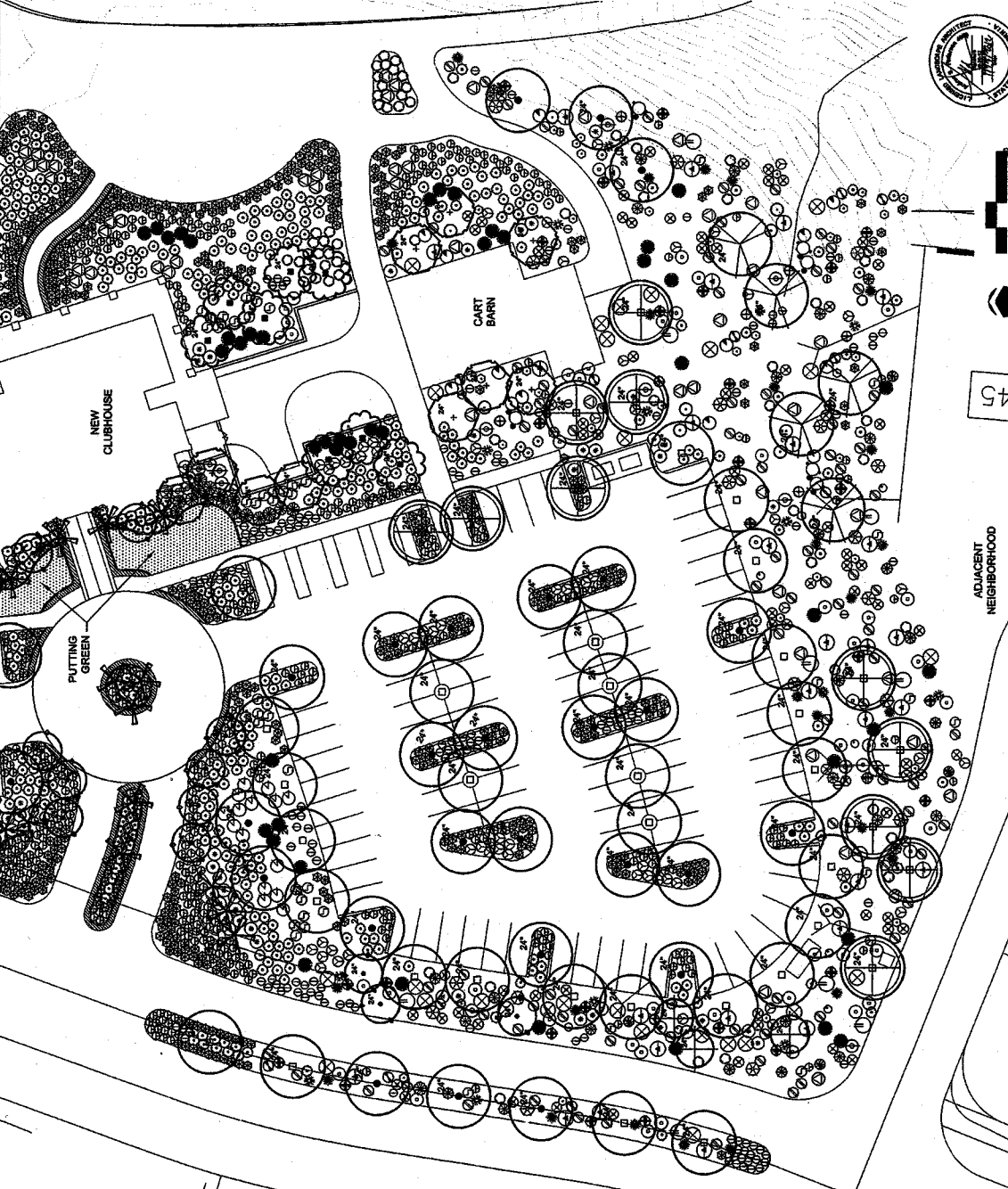
LANDSCAPE MATERIAL SCHEDULE

ITEM	Quantity	Size	Plant Factor	Comments
Chlorophytum comosum (Spider Plant)	6	3" x 3" Box	Low / 2	
Chlorophytum comosum (Spider Plant)	16	3" x 3" Box	Low / 2	
Chlorophytum comosum (Spider Plant)	6	3" x 3" Box	Low / 2	
Chlorophytum comosum (Spider Plant)	66	3" x 3" Box	Low / 2	
Chlorophytum comosum (Spider Plant)	46	3" x 3" Box	Low / 2	
Chlorophytum comosum (Spider Plant)	14	3" x 3" Box	Low / 2	
Chlorophytum comosum (Spider Plant)	11	3" x 3" Box	Low / 2	
Chlorophytum comosum (Spider Plant)	18	3" x 3" Box	Low / 2	

ITEM	Quantity	Size	Plant Factor	Comments
Phlox paniculata (Flowering Phlox)	10	3" x 3" Box	Low / 2	

ITEM	Quantity	Size	Plant Factor	Comments
Acacia greggii (Silver Cholla)	41	5 gal	Low / 2	
Acacia greggii (Silver Cholla)	102	5 gal	Low / 2	
Acacia greggii (Silver Cholla)	67	5 gal	Low / 2	
Acacia greggii (Silver Cholla)	2	5 gal	Low / 2	
Acacia greggii (Silver Cholla)	15	5 gal	Medium / 5	
Acacia greggii (Silver Cholla)	87	5 gal	Low / 2	
Acacia greggii (Silver Cholla)	275	5 gal	Low / 2	
Acacia greggii (Silver Cholla)	74	5 gal	Low / 2	
Acacia greggii (Silver Cholla)	86	5 gal	Low / 2	
Acacia greggii (Silver Cholla)	100	5 gal	Low / 2	
Acacia greggii (Silver Cholla)	19	5 gal	Low / 2	
Acacia greggii (Silver Cholla)	41	5 gal	Low / 2	
Acacia greggii (Silver Cholla)	17	5 gal	Low / 2	
Acacia greggii (Silver Cholla)	13	5 gal	Low / 2	
Acacia greggii (Silver Cholla)	770	5 gal	Low / 2	
Acacia greggii (Silver Cholla)	44	5 gal	Low / 2	
Acacia greggii (Silver Cholla)	35	5 gal	Low / 2	
Acacia greggii (Silver Cholla)	30	5 gal	Low / 2	
Acacia greggii (Silver Cholla)	61	5 gal	Low / 2	
Acacia greggii (Silver Cholla)	614	5 gal	Medium / 5	
Acacia greggii (Silver Cholla)	85	5 gal	Medium / 5	
Acacia greggii (Silver Cholla)	70	5 gal	Low / 2	
Acacia greggii (Silver Cholla)	16	5 gal	Low / 2	
Acacia greggii (Silver Cholla)	10	5 gal	Low / 2	

ITEM	Quantity	Size	Plant Factor	Comments
Agave schottlandii (Century Plant)	30	5 gal	Low / 2	
Agave schottlandii (Century Plant)	19	5 gal	Low / 2	
Agave schottlandii (Century Plant)	27	5 gal	Low / 2	
Agave schottlandii (Century Plant)	5	5 gal	Low / 2	
Agave schottlandii (Century Plant)	19	5 gal	Medium / 5	
Agave schottlandii (Century Plant)	69	5 gal	Low / 2	
Agave schottlandii (Century Plant)	67	5 gal	Low / 2	
Agave schottlandii (Century Plant)	29	5 gal	Low / 2	
Agave schottlandii (Century Plant)	576	5 gal	Medium / 5	
Agave schottlandii (Century Plant)	19	5 gal	Low / 2	
Agave schottlandii (Century Plant)	89	5 gal	Low / 2	



DATE: 01/23/12

DESIGNING

Desert Dunes Golf Clubhouse

PULTE / DEL WEBB

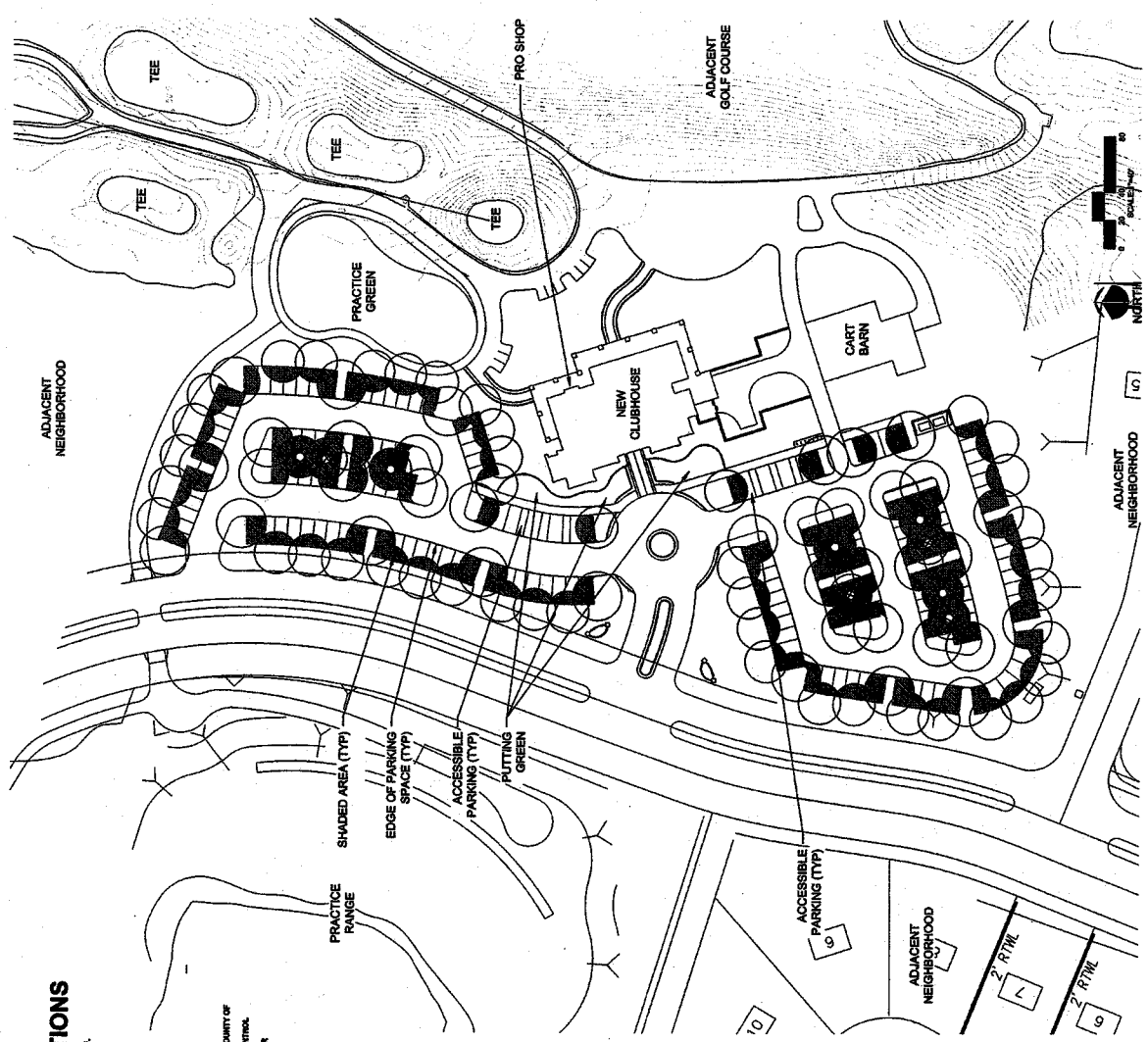
PHASE 2 LANDSCAPE PLAN (SHEET L-3)

SHADING CALCULATIONS

Parking Space Area (Square Feet): 30,000 S.F.
 Required Area (80%): 14,550 S.F.
 Provided Space Area (80%): 14,550 S.F.

NOTES:

1. LANDSCAPE DESIGNER TO DETERMINE HOW AND WHERE TO LOCATE THE SHADING CALCULATIONS TO BE USED TO DETERMINE THE NUMBER OF PARKING SPACES TO BE PROVIDED.
2. ALL SPACES MUST BE FULLY ACCESSIBLE AND SAFETY BARRIERS CONTAIN.
3. ALL SPACES MUST BE FULLY ACCESSIBLE AND SAFETY BARRIERS CONTAIN.
4. ALL SPACES MUST BE FULLY ACCESSIBLE AND SAFETY BARRIERS CONTAIN.
5. THESE NOTES ARE FROM ANY HANDS.

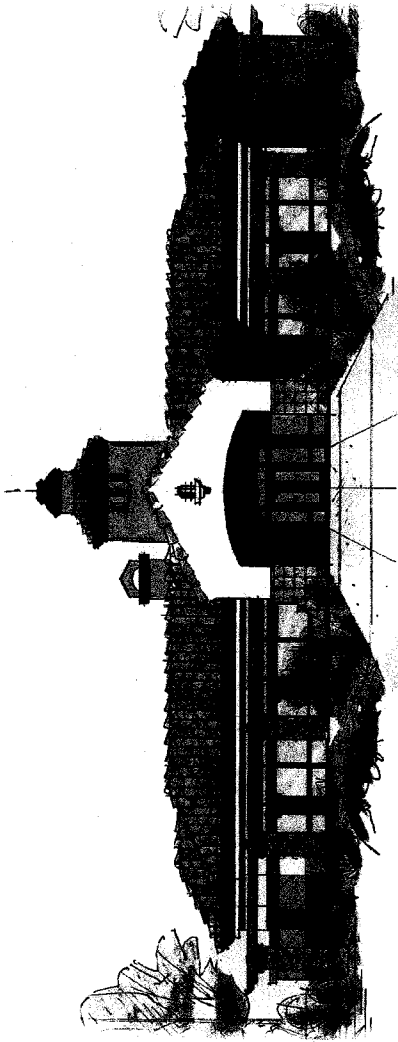


DATE: 01/23/12
 W R G
 DESIGN I N G

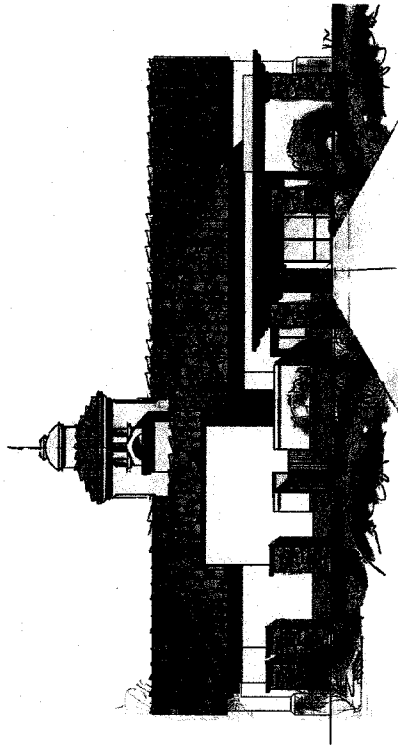
Desert Dunes Golf Clubhouse

PULTE / DEL WEBB

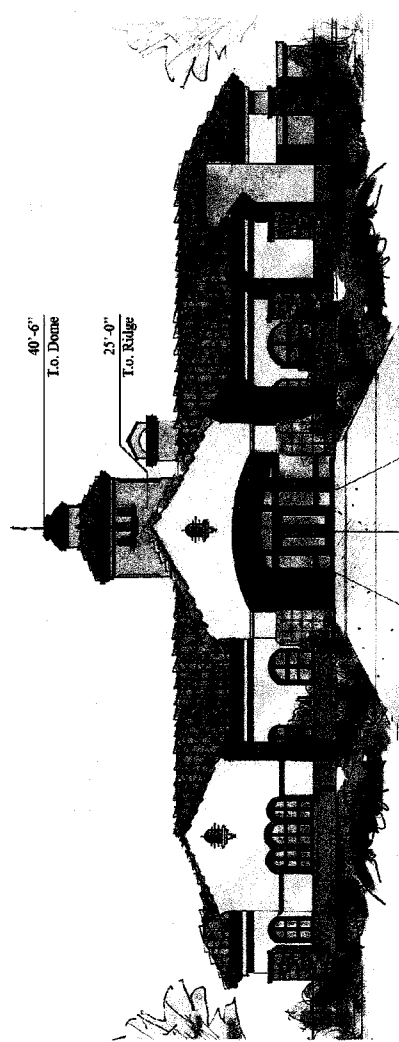
PHASE 2 SHADING CALCULATION (SHEET L-4)



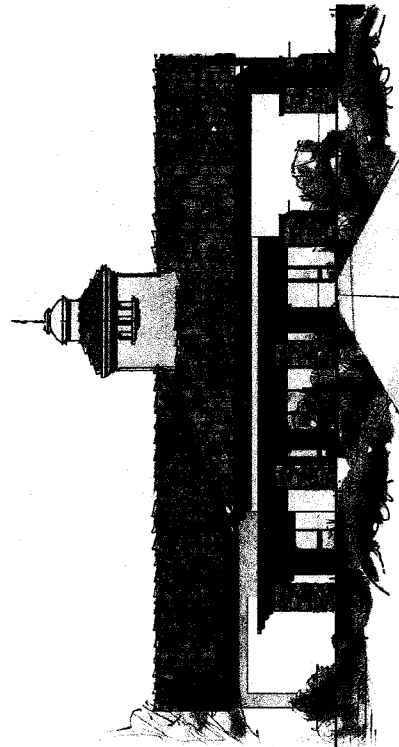
REAR ELEVATION



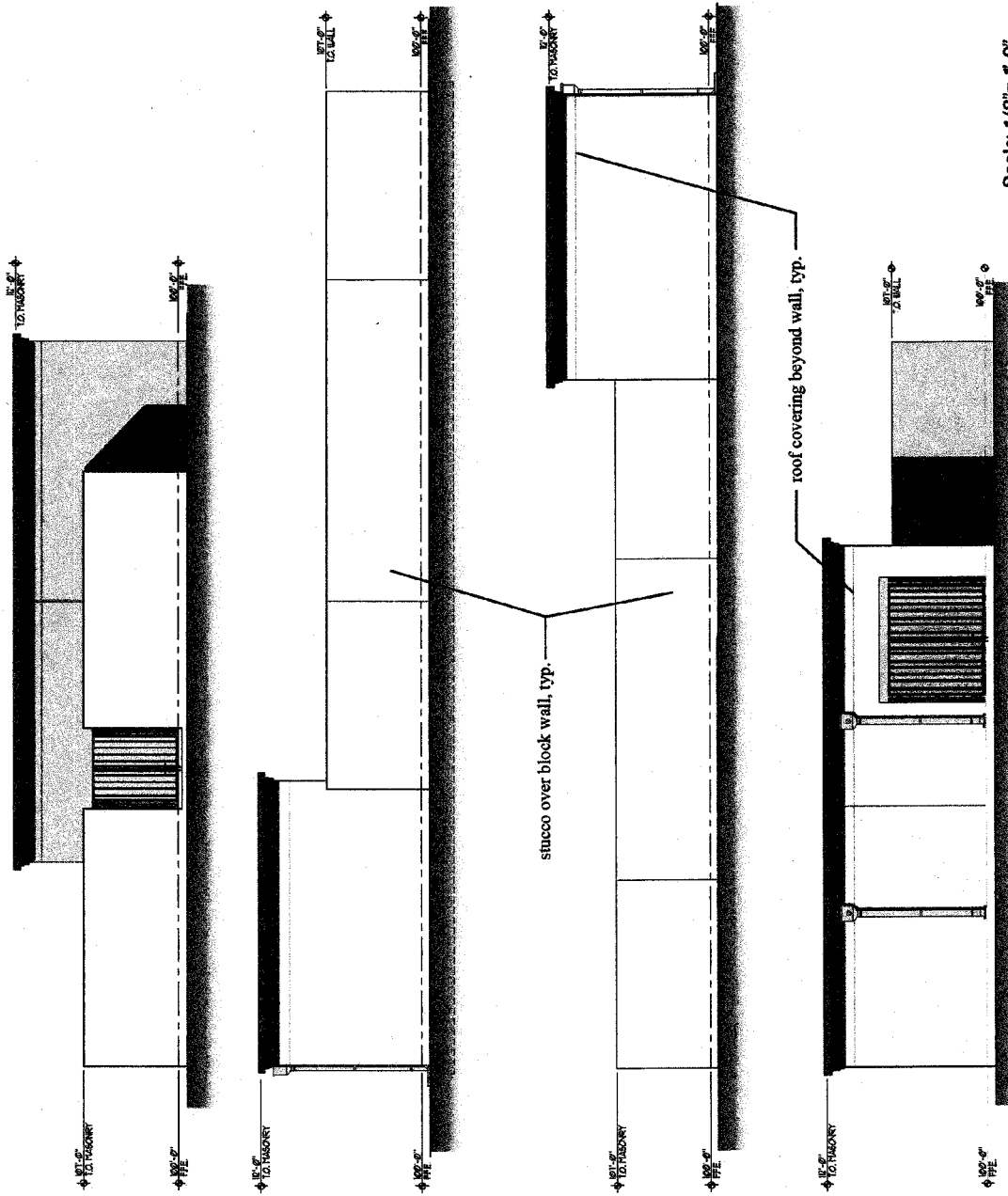
SIDE ELEVATION



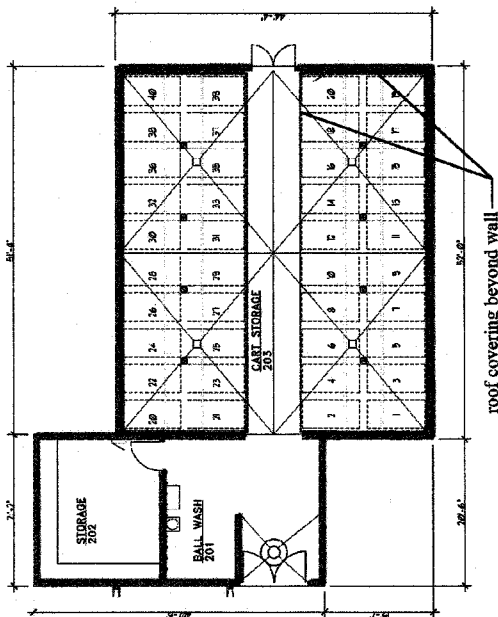
FRONT ELEVATION



SIDE ELEVATION



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



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

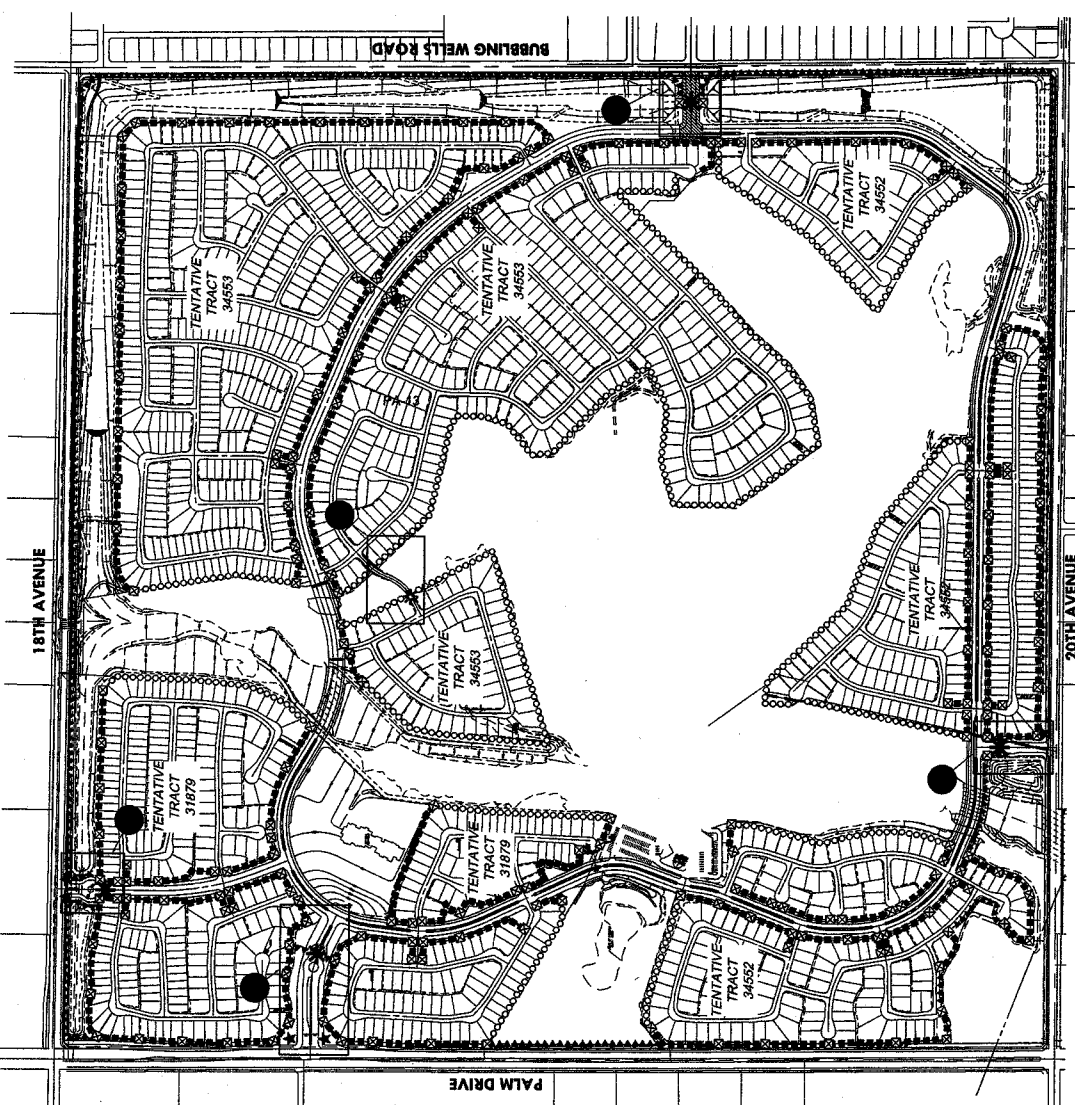
DESERT DUNES CARTBARN : FLOOR PLAN AND ELEVATIONS

PULITE HOMES

681 Anthony Drive
Mesa, AZ 85205

BMG
INC. AIA

BIG, INK, AID
Architecture • Planning
Interior Design



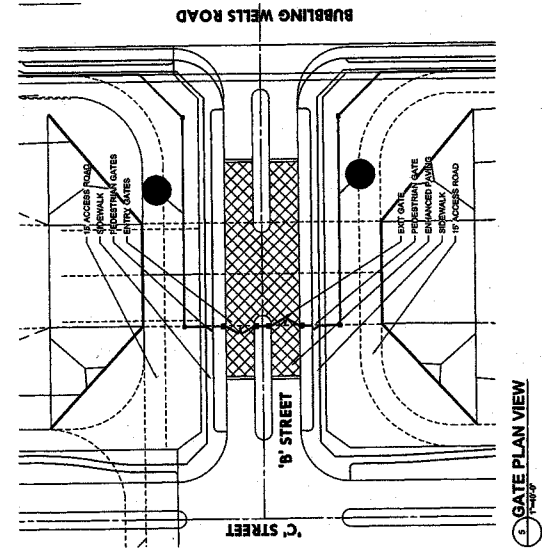
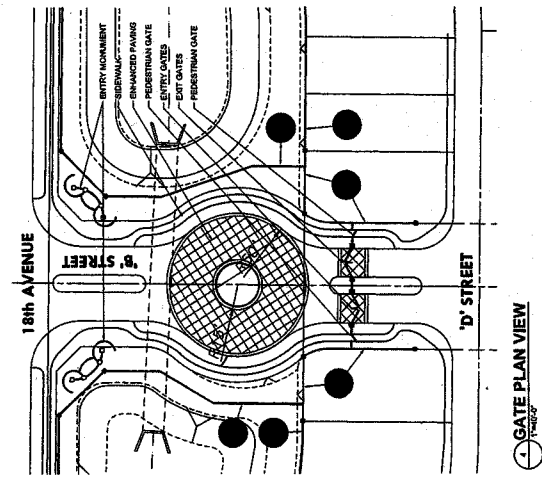
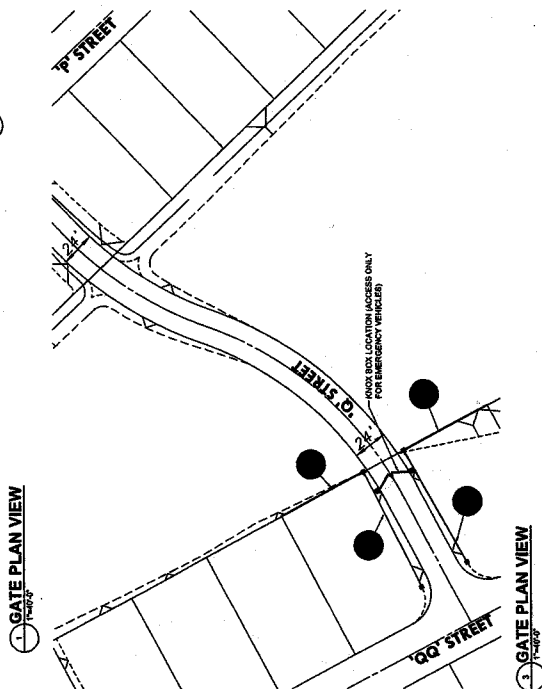
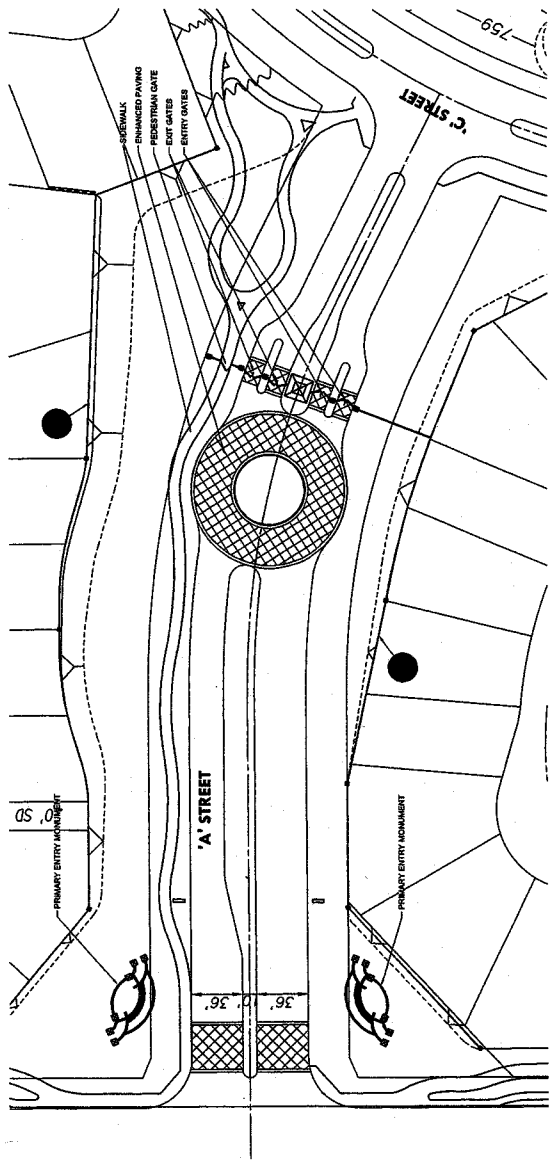
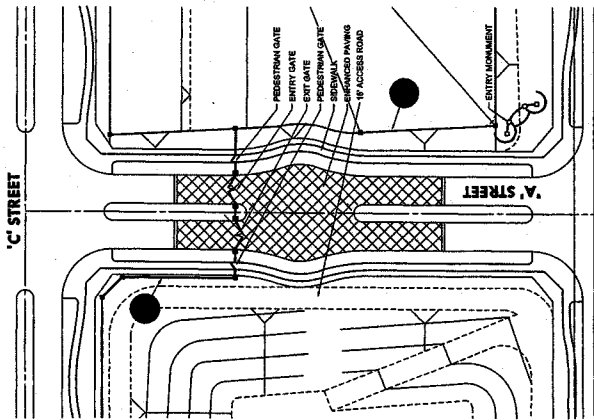
- LEGEND**
- ▬ THINE WALL TO BE SPACED AT A MAXIMUM 200' INTERVAL ON CENTER
 - ▬ PLASTER TO BE SPACED AT A MAXIMUM 250' INTERVAL ON CENTER
 - ○ ○ ○ VIEW WALL REFER TO DETAIL 21/WS
 - ▲ ▲ ▲ ▲ PLASTER TO BE SPACED AT A MAXIMUM 250' INTERVAL ON CENTER
 - APPROXIMATE THINE WALL PLASTER LOCATION REFER TO DETAIL 21/WS
 - ★ ENTRY MONUMENT REFER TO DETAIL 21/WS
 - * ENTRY GATES REFER TO DETAIL 21/WS
 - * ACCESS GATES

DATE: 04/09/12
Cardno
WRG

PHOENIX
 2071 N. BENTLEY, STE. 500, SCOTTSDALE, AZ 85268
 TEL: (602) 977-0000 FAX: (602) 977-0000
 WWW.CARDNO.COM
 SERVICES: ARCHITECTS - LANDSCAPE ARCHITECTS - SURVEYORS

DESERT DUNES WALL PLAN

PULTE / DEL WEBB



DATE: 04/09/12
Cardno
 WRG



PHOENIX
 10000 N. CENTRAL AVENUE, SUITE 1000
 PHOENIX, AZ 85020
 TEL: (602) 977-2000 FAX: (602) 977-2000
 WWW.CARDNO.COM
 SERVICES: CONCEPTS • LANDSCAPE ARCHITECTURE • SITEWORK

PHOENIX
 10000 N. CENTRAL AVENUE, SUITE 1000
 PHOENIX, AZ 85020
 TEL: (602) 977-2000 FAX: (602) 977-2000
 WWW.CARDNO.COM
 SERVICES: CONCEPTS • LANDSCAPE ARCHITECTURE • SITEWORK

PHOENIX
 10000 N. CENTRAL AVENUE, SUITE 1000
 PHOENIX, AZ 85020
 TEL: (602) 977-2000 FAX: (602) 977-2000
 WWW.CARDNO.COM
 SERVICES: CONCEPTS • LANDSCAPE ARCHITECTURE • SITEWORK

PHOENIX
 10000 N. CENTRAL AVENUE, SUITE 1000
 PHOENIX, AZ 85020
 TEL: (602) 977-2000 FAX: (602) 977-2000
 WWW.CARDNO.COM
 SERVICES: CONCEPTS • LANDSCAPE ARCHITECTURE • SITEWORK

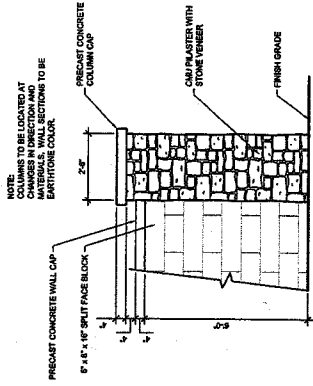
PHOENIX
 10000 N. CENTRAL AVENUE, SUITE 1000
 PHOENIX, AZ 85020
 TEL: (602) 977-2000 FAX: (602) 977-2000
 WWW.CARDNO.COM
 SERVICES: CONCEPTS • LANDSCAPE ARCHITECTURE • SITEWORK

PHOENIX
 10000 N. CENTRAL AVENUE, SUITE 1000
 PHOENIX, AZ 85020
 TEL: (602) 977-2000 FAX: (602) 977-2000
 WWW.CARDNO.COM
 SERVICES: CONCEPTS • LANDSCAPE ARCHITECTURE • SITEWORK

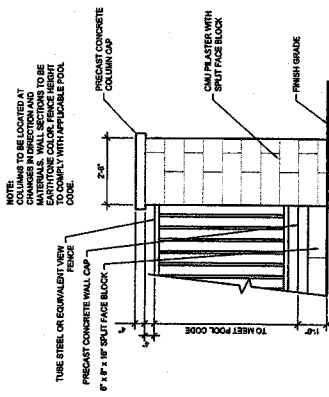
PHOENIX
 10000 N. CENTRAL AVENUE, SUITE 1000
 PHOENIX, AZ 85020
 TEL: (602) 977-2000 FAX: (602) 977-2000
 WWW.CARDNO.COM
 SERVICES: CONCEPTS • LANDSCAPE ARCHITECTURE • SITEWORK

DESERT DUNES WALL PLAN

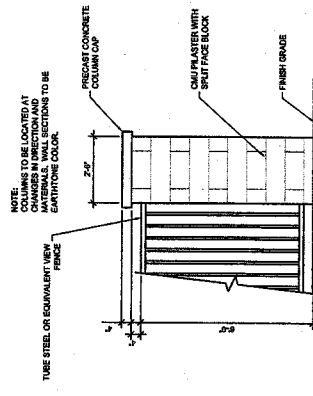
PULTE / DEL WEBB



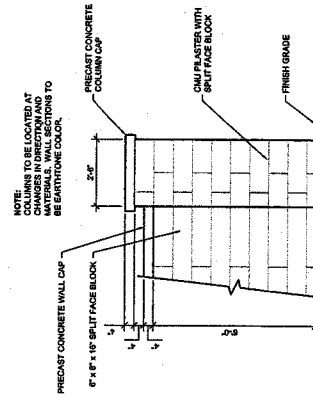
1. THEME WALL ELEVATION
 1/8"=1'-0"



2. LOT VIEW FENCE ELEVATION
 1/8"=1'-0"



3. PERIMETER FENCE ELEVATION
 1/8"=1'-0"



4. INTERIOR WALL ELEVATION
 1/8"=1'-0"



5. ENTRY MONUMENT ELEVATION
 1/8"=1'-0"

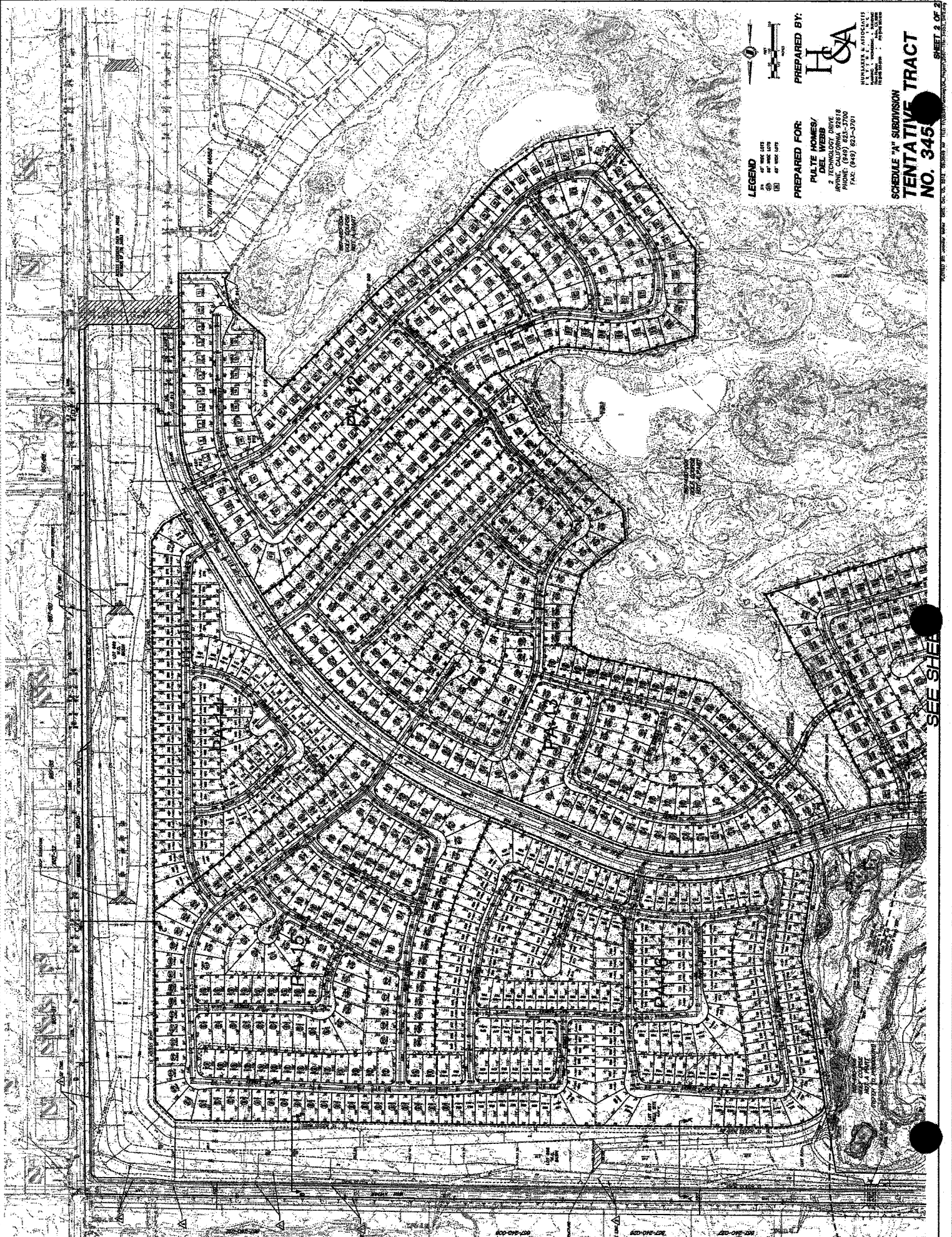
DESERT DUNES WALL PLAN

PULTE / DEL WEBB

DATE: 04/09/12



PHOENIX
 807 N NORTH ST. STE 500, SCOTTSDALE, AZ 85258
 TEL: (602) 977-6888 FAX: (602) 977-6889
 PHOENIX - PHOENIX - LANDSCAPE ARCHITECTS - ARCHITECTS



LEGEND
 [Symbol] OF NEW LOT
 [Symbol] OF OLD LOT
 [Symbol] OF OLD LOT

PREPARED FOR:
**FULTE HOMES/
 DEL WEBB**
 2 TECHNOLOGY DRIVE
 HOUSTON, TEXAS 77058
 PHONE: (409) 833-3700
 FAX: (409) 823-3791

PREPARED BY:
H&S
 HENNINGSEN & ASSOCIATES
 10000 WESTHEIMER BOULEVARD
 HOUSTON, TEXAS 77042
 PHONE: (713) 865-1000

**SCHEDULE "A" SUBDIVISION
 TENTATIVE TRACT
 NO. 345**

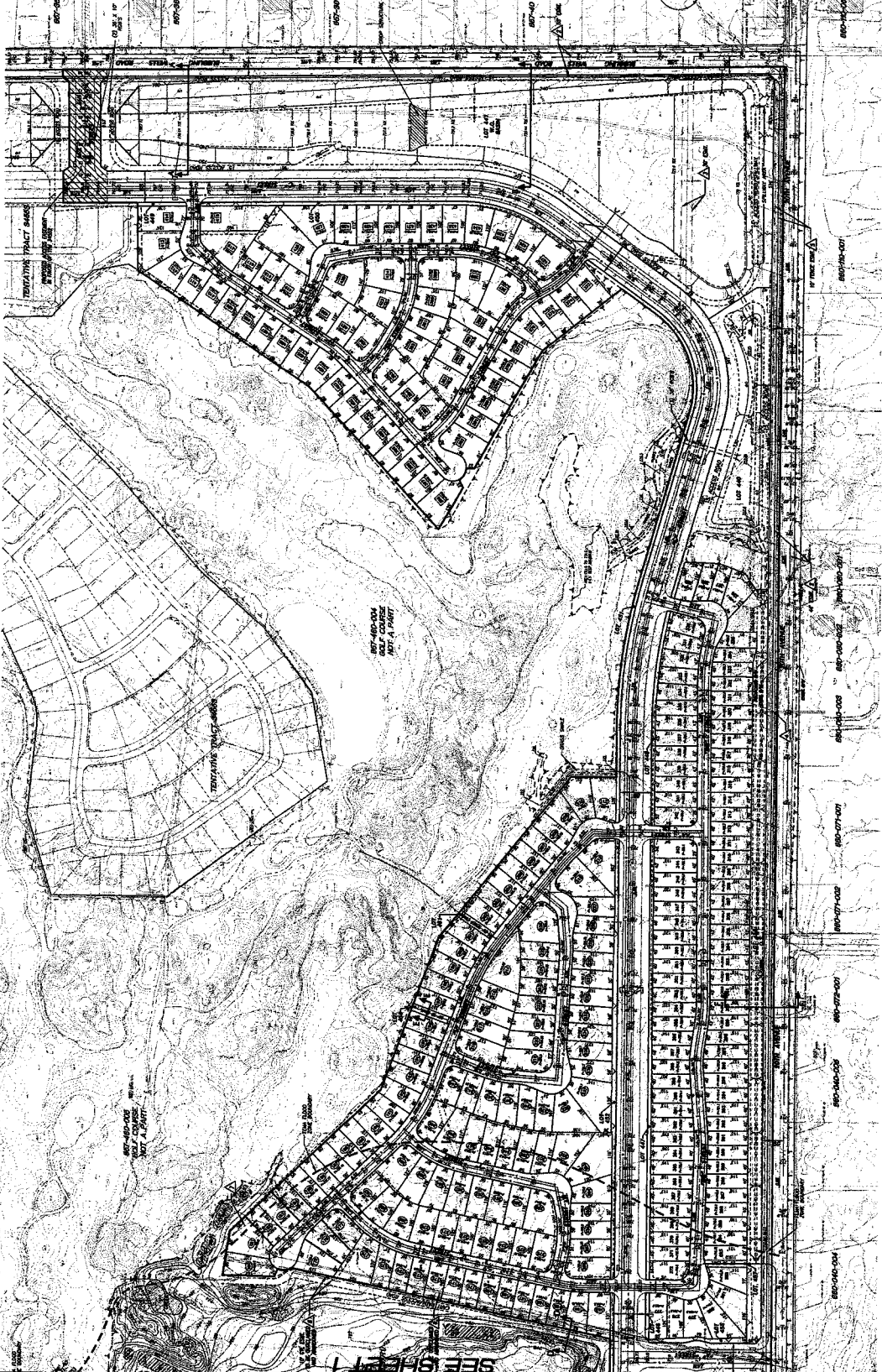
SHEET 2 OF 2

SEE SHEET

800-015-100 800-015-100 800-015-100 800-015-100

LOT SUMMARY TABLE

NO.	ACRES	AREA	STORY	NO. OF UNITS
1	0.00	0.00	0	0
2	0.00	0.00	0	0
3	0.00	0.00	0	0
4	0.00	0.00	0	0
5	0.00	0.00	0	0
6	0.00	0.00	0	0
7	0.00	0.00	0	0
8	0.00	0.00	0	0
9	0.00	0.00	0	0
10	0.00	0.00	0	0
11	0.00	0.00	0	0
12	0.00	0.00	0	0
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57	0.00	0.00	0	0
58	0.00	0.00	0	0
59	0.00	0.00	0	0
60	0.00	0.00	0	0
61	0.00	0.00	0	0
62	0.00	0.00	0	0
63	0.00	0.00	0	0
64	0.00	0.00	0	0
65	0.00	0.00	0	0
66	0.00	0.00	0	0
67	0.00	0.00	0	0
68	0.00	0.00	0	0
69	0.00	0.00	0	0
70	0.00	0.00	0	0
71	0.00	0.00	0	0
72	0.00	0.00	0	0
73	0.00	0.00	0	0
74	0.00	0.00	0	0
75	0.00	0.00	0	0
76	0.00	0.00	0	0
77	0.00	0.00	0	0
78	0.00	0.00	0	0
79	0.00	0.00	0	0
80	0.00	0.00	0	0
81	0.00	0.00	0	0
82	0.00	0.00	0	0
83	0.00	0.00	0	0
84	0.00	0.00	0	0
85	0.00	0.00	0	0
86	0.00	0.00	0	0
87	0.00	0.00	0	0
88	0.00	0.00	0	0
89	0.00	0.00	0	0
90	0.00	0.00	0	0
91	0.00	0.00	0	0
92	0.00	0.00	0	0
93	0.00	0.00	0	0
94	0.00	0.00	0	0
95	0.00	0.00	0	0
96	0.00	0.00	0	0
97	0.00	0.00	0	0
98	0.00	0.00	0	0
99	0.00	0.00	0	0
100	0.00	0.00	0	0



SEE SHEET 1

LEGEND
 ■ WIDE LOT
 □ NARROW LOT
 □ WIDE LOT
 □ NARROW LOT

PREPARED BY:
H&A
 HUNTER & ASSOCIATES
 2 TECHNOLOGY DRIVE
 IRVINE, CALIFORNIA 92618
 (949) 261-7500
 FAX: (949) 623-3701

SECTION A-A
SCALE 1"=30'

SECTION B-B
SCALE 1"=30'

SECTION C-C
SCALE 1"=30'

SECTION D-D
SCALE 1"=30'

These sections provide vertical profiles of the site, showing elevation changes, road grades, and utility depths. Each section includes a vertical axis for elevation and a horizontal axis for distance.



SCHEDULE "A" SUBDIVISION
TENTATIVE TRACT
NO. 345

The following attached documents are included
in this staff report for purposes of complying with:

Ordinance No. 460

Section 3.2.j

No Recording Fee
Required Per
Government Code
Section 27383

DOC # 2006-0073955

01/31/2006 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry M. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

COACHELLA VALLEY WATER DISTRICT
Post Office.Box 1058
Coachella, California 92236

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GRANT OF EASEMENT / PIPELINE

Sewer

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

C
AJ

GUIDITTA EQUITY TRUST

do es hereby grant to COACHELLA VALLEY WATER DISTRICT, a public agency of the State of California that certain real property in the County of Riverside State of California, described as follows:

EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Said pipeline and every part thereof shall, where it crosses Grantor's land, be confined to lands hereinabove described, and shall be so laid that not less than thirty inches of earth, measured from the outside of the pipe collar to the ground surface, shall cover said pipeline, except fixtures and appurtenances used or useful in the operation of said pipeline, which said fixtures and appurtenances may be any distance either below or above ground surface.

The Grant of Easement herein contained shall include the right to enter said premises, to survey, construct, reconstruct, lay, relay, maintain, operate, control, use and remove said pipeline, its fixtures, appurtenances, and to remove objects interfering with the construction, operation and maintenance thereof. The Grantor reserves the right to cultivate, occupy and use said premises for any purpose not inconsistent with the rights and privileges above granted and which will not interfere with or endanger said pipeline, its fixtures and appurtenances or the use thereof. The district shall use due care in the construction, operation and maintenance of said pipeline, its fixtures and appurtenances.

GUIDITTA EQUITY TRUST

GRANTOR

Dated: 10-24-04

By K.M. Holguin, Trustee
K. M. HOLGUIN, TRUSTEE

By _____

By _____

040511-2-001
040511-3-XXX
Doc. No. 040511-4-XXX
CVWD - 581

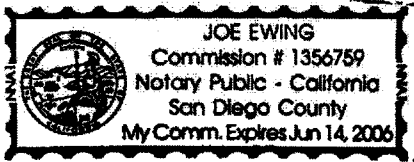
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Diego } ss.

On October 24, 2004 before me, Joe Ewing, Notary Public
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared K. M. Holguin
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Joe Ewing
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant of Easement

Document Date: 10-24-2004 Number of Pages: _____

Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer

Signer's Name: K.M. Holguin

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer is Representing: _____



EXHIBIT "A"
LEGAL DESCRIPTION
SEWER LINE EASEMENT
SEWER EASEMENT TRACT MAP NO. 31879

STRIP "A"

THAT PORTION OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, BEING LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INCLUDED WITHIN A STRIP OF LAND 30.00 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11;

THENCE NORTH 00°26'28" WEST ALONG THE EASTERLY LINE OF SAID SECTION 11 A DISTANCE OF 15.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 15.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SECTION 11, SAID POINT BEING THE TRUE POINT OF BEGINNING, OF THE HEREIN DESCRIBED CENTERLINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°13'15" WEST A DISTANCE OF 482.52 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 43.50 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE STATE RIGHT-OF-WAY KNOWN AS INTERSTATE 10, AS DESCRIBED IN A DOCUMENT RECORDED AUGUST 9, 1962, AS INSTRUMENT NO. 74944;

THENCE ALONG SAID PARALLEL LINE, NORTH 54°32'30" WEST A DISTANCE OF 5,877.50 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 45.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID SECTION 11;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°43'49" WEST A DISTANCE OF 276.94 FEET;

THENCE NORTH 54°34'44" WEST A DISTANCE OF 55.73 FEET TO THE WESTERLY LINE OF SAID SECTION 11, SAID POINT BEING THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE, SAID POINT LYING 330.79 FEET NORTHERLY OF SAID STATE RIGHT OF WAY, AS MEASURED ALONG SAID WESTERLY LINE OF SECTION 11.



2006-0073855
01/31/2006 08:09
3 of 5

EXHIBIT "A"
LEGAL DESCRIPTION
SEWER LINE EASEMENT
SEWER EASEMENT TRACT MAP NO. 31879

THE SIDELINES OF SAID 30.00 FEET WIDE STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED AS TO TERMINATE EASTERLY IN SAID EASTERLY LINE AND WESTERLY IN SAID WESTERLY LINE OF SAID SECTION 11, RESPECTIVELY.

SUBJECT TO EXISTING EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CONTAINING: 200,781 SQUARE FEET OR 4.609 ACRES, MORE OR LESS



EXHIBIT 'B'

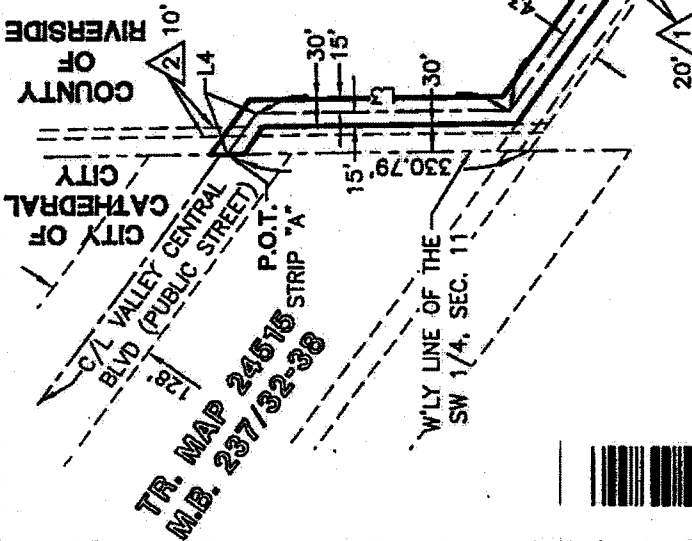
SEWER LINE EASEMENT TRACT NO. 31879

- 1. 20' UTILITY EASEMENT IN FAVOR OF S.C.E., PER DEED BK. 400, PG. 253, REC. 9/12/14, O.R.
- 2. 10' UTILITY EASEMENT IN FAVOR OF G.T.E., PER INST. 106513, REC. 11/6/68, O.R.



SECTION 11,
T. 4 S., R. 5 E.,
S.B.M.

NW 1/4
SEC. 11



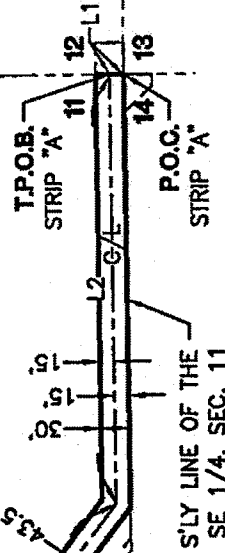
N'LY LINE OF THE
SE 1/4, SEC. 11

R/W PER INST. NO.
74944, REC. 8/9/62

INTERSTATE NO. 10

E'LY LINE OF THE
SE 1/4, SEC. 11

SE 1/4
SEC. 11



LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N 00°26'28\" W	15.00'
L2	S 89°13'15\" W	482.52'
L3	N 00°43'49\" W	276.94'
L4	N 54°34'44\" W	55.73'

J.N. 1652

MSA CONSULTING, INC.

MANIERO, SMITH & ASSOCIATES, INC.
PLANNING & CIVIL ENGINEERING & LAND SURVEYING
34200 BOS HORS DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9900 ■ FAX (760) 323-7893



1"=200'



No Recording Fee
Required Per
Government Code
Section 27383

DOC # 2006-0073956

01/31/2006 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

COACHELLA VALLEY WATER DISTRICT
Post Office Box 1058
Coachella, California 92236

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GRANT OF EASEMENT / PIPELINE

Sewer

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,



THE ROBERT L. BOUGHTON, JR., TRUST DATED JUNE 26, 1976

do es hereby grant to COACHELLA VALLEY WATER DISTRICT, a public agency of the State of California that certain real property in the County of Riverside State of California, described as follows:

EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF
Said pipeline and every part thereof shall, where it crosses Grantor's land, be confined to lands hereinabove described, and shall be so laid that not less than thirty inches of earth, measured from the outside of the pipe collar to the ground surface, shall cover said pipeline, except fixtures and appurtenances used or useful in the operation of said pipeline, which said fixtures and appurtenances may be any distance either below or above ground surface.

The Grant of Easement herein contained shall include the right to enter said premises, to survey, construct, reconstruct, lay, relay, maintain, operate, control, use and remove said pipeline, its fixtures, appurtenances, and to remove objects interfering with the construction, operation and maintenance thereof. The Grantor reserves the right to cultivate, occupy and use said premises for any purpose not inconsistent with the rights and privileges above granted and which will not interfere with or endanger said pipeline, its fixtures and appurtenances or the use thereof. The district shall use due care in the construction, operation and maintenance of said pipeline, its fixtures and appurtenances.

THE ROBERT L. BOUGHTON, JR., TRUST DATED JUNE 26, 1976

GRANTOR

Dated 10-26-04

By Robert L. Boughton, Jr. trustee
ROBERT L. BOUGHTON, JR., TRUSTEE

By Robert L. Boughton, Jr. trustee

By _____

040511-2-002
040511-3-XXX
Doc. No. 040511-4-XXX
CVWD - 581

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Barbara

On 10/26/04 before me, Elizabeth Mannion, Notary Public, personally appeared ROBERT BOURGHTON

personally known to me - OR proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal of this form to another document.

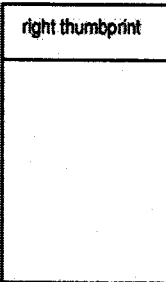
Description of Attached Document

Title or Type of Document: GRANT OF EASEMENT / PIPELINE
Document Date: 10/26/04 Number of Pages: ONE
Signer(s) Other Than Named Above: SAME

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

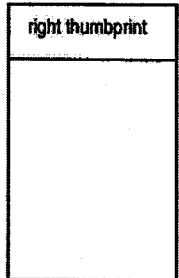
- Individual
- Corporate Officer
- Title(s): _____
- Partner - Limited General
- Attorney-in-fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner - Limited General
- Attorney-in-fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer is Representing: _____



EXHIBIT "A"
LEGAL DESCRIPTION
SEWER LINE EASEMENT
SEWER EASEMENT TRACT MAP NO. 31879

STRIP "A"

THAT PORTION OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, BEING LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INCLUDED WITHIN A STRIP OF LAND 30.00 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11;

THENCE NORTH 00°26'28" WEST ALONG THE EASTERLY LINE OF SAID SECTION 11 A DISTANCE OF 15.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 15.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SECTION 11, SAID POINT BEING THE TRUE POINT OF BEGINNING, OF THE HEREIN DESCRIBED CENTERLINE;

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THENCE ALONG SAID PARALLEL LINE, NORTH 54°32'30" WEST A DISTANCE OF 5,877.50 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 45.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID SECTION 11;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°43'49" WEST A DISTANCE OF 276.94 FEET;

THENCE NORTH 54°34'44" WEST A DISTANCE OF 55.73 FEET TO THE WESTERLY LINE OF SAID SECTION 11, SAID POINT BEING THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE, SAID POINT LYING 330.79 FEET NORTHERLY OF SAID STATE RIGHT OF WAY, AS MEASURED ALONG SAID WESTERLY LINE OF SECTION 11.



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LEGAL DESCRIPTION
SEWER LINE EASEMENT
SEWER EASEMENT TRACT MAP NO. 31879

THE SIDELINES OF SAID 30.00 FEET WIDE STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED AS TO TERMINATE EASTERLY IN SAID EASTERLY LINE AND WESTERLY IN SAID WESTERLY LINE OF SAID SECTION 11, RESPECTIVELY.

SUBJECT TO EXISTING EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

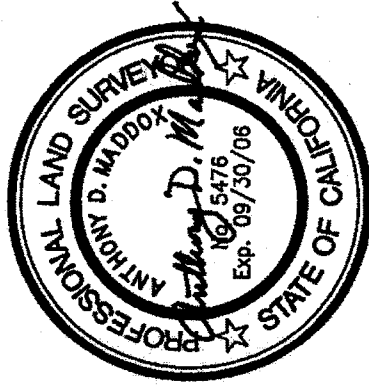
CONTAINING: 200,781 SQUARE FEET OR 4.609 ACRES, MORE OR LESS



EXHIBIT "B"

SEWER LINE EASEMENT TRACT NO. 31879

- 1 20' UTILITY EASEMENT IN FAVOR OF S.C.E., PER DEED BK. 400, PG. 253, REC. 9/12/14, O.R.
- 2 10' UTILITY EASEMENT IN FAVOR OF G.T.E., PER INST. 106513, REC. 11/6/68, O.R.



SECTION 11,
T. 4 S., R. 5 E.,
S.B.M.

NW 1/4
SEC. 11

N'LY LINE OF THE
SE 1/4, SEC. 11

R/W PER INST. NO.
74944, REC. 8/9/82

INTERSTATE NO. 10

E'LY LINE OF THE
SE 1/4, SEC. 11

SE 1/4
SEC. 11

T.P.O.B.
STRIP "A"

P.O.C.
STRIP "A"

S'LY LINE OF THE
SE 1/4, SEC. 11

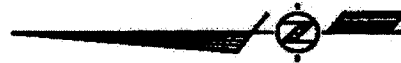
CITY OF CATHEDRAL CITY
CITY OF RIVERSIDE
C/L VALLEY CENTRAL
BLVD (PUBLIC STREET)

TR. MAP 24615
M.B. 237/32-38
P.O.T.

W'LY LINE OF THE
SW 1/4, SEC. 11

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N 00°26'28" W	15.00'
L2	S 89°13'15" W	482.52'
L3	N 00°43'49" W	276.94'
L4	N 54°34'44" W	55.73'



1"=200'

J.N. 1652

MSA CONSULTING, INC.

MAINIERO, SMITH & ASSOCIATES, INC.
PLANNING & CIVIL ENGINEERING & LAND SURVEYING
34200 BOB HOWE DRIVE • RANCHO MIRAGE • CA 92270
TELEPHONE (760) 320-9811 • FAX (760) 323-7893



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No Recording Fee
Required Per
Government Code
Section 27383

DOC # 2006-0073957

01/31/2006 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

COACHELLA VALLEY WATER DISTRICT
Post Office Box 1058
Coachella, California 92236

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					1			✓	of
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

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GRANT OF EASEMENT / PIPELINE
SEWER

C
AJ

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THE MARVIN FAMILY LIMITED PARTNERSHIP

do es hereby grant to COACHELLA VALLEY WATER DISTRICT, a public agency of the State of California that certain real property in the County of Riverside State of California, described as follows:

EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF
Said pipeline and every part thereof shall, where it crosses Grantor's land, be confined to lands hereinabove described, and shall be so laid that not less than thirty inches of earth, measured from the outside of the pipe collar to the ground surface, shall cover said pipeline, except fixtures and appurtenances used or useful in the operation of said pipeline, which said fixtures and appurtenances may be any distance either below or above ground surface.

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THE MARVIN FAMILY LIMITED PARTNERSHIP

BY: NIVRAM CORPORATION
GRANTOR

Dated 11/15/04

By Kim Olson
KIM OLSON, PRESIDENT

By _____

040511-2-003
040511-3-XXX
Doc. No. 040511-4-XXX

CVWD - 581

(Rev. 2/98)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Luis Obispo

On 11-15-04 before me, Belinda Troutner, Notary Public, personally appeared Kim Olson,

[X] personally known to me - OR - [] proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Handwritten signature of Belinda Troutner over a horizontal line, with the text 'Signature of Notary' printed below it.

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- [X] Individual
[] Corporate Officer

Title

- [] Partner(s)
[] Limited
[] General
[] Attorney-in-Fact
[] Trustee(s)
[] Guardian/Conservator
[] Other:

DESCRIPTION OF ATTACHED DOCUMENT

Grant of Easement

Title or Type of Document

1

Number of Pages

11-15-04

Date of Document

Absent Signer (Principal) is Representing:

Signer(s) Other Than Name(s) Above



EXHIBIT "A"
LEGAL DESCRIPTION
SEWER LINE EASEMENT
SEWER EASEMENT TRACT MAP NO. 31879

STRIP "A"

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EXHIBIT "A"
LEGAL DESCRIPTION
SEWER LINE EASEMENT
SEWER EASEMENT TRACT MAP NO. 31879

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SUBJECT TO EXISTING EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

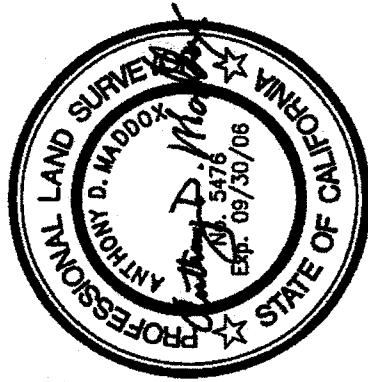
CONTAINING: 200,781 SQUARE FEET OR 4.609 ACRES, MORE OR LESS



EXHIBIT "B"

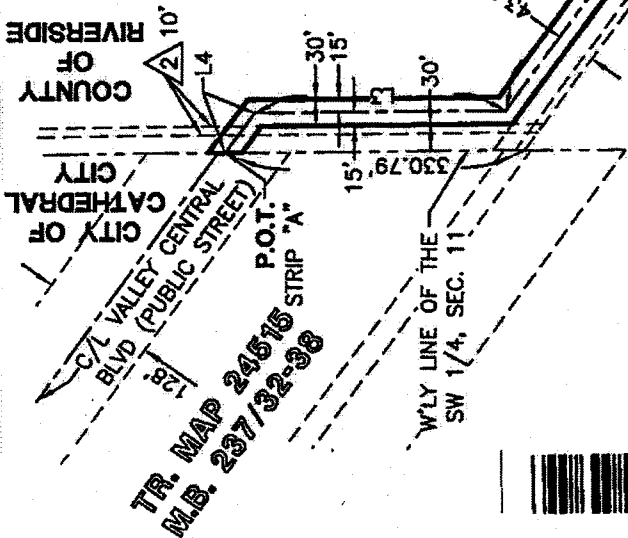
SEWER LINE EASEMENT TRACT NO. 31879

- ① 20' UTILITY EASEMENT IN FAVOR OF S.C.E., PER DEED BK. 400, PG. 253, REC. 9/12/14, O.R.
- ② 10' UTILITY EASEMENT IN FAVOR OF G.T.E., PER INST. 106513, REC. 11/6/68, O.R.



SECTION 11,
T. 4 S., R. 5 E.,
S.B.M.

NW 1/4
SEC. 11



N'LY LINE OF THE
SE 1/4, SEC. 11

R/W PER INST. NO.
74944, REC. 8/9/62

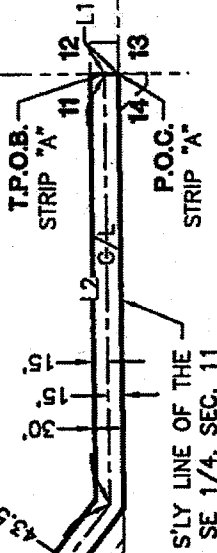
INTERSTATE NO. 10

E'LY LINE OF THE
SE 1/4, SEC. 11

SE 1/4
SEC. 11

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N 00°26'28" W	15.00'
L2	S 89°13'15" W	482.52'
L3	N 00°43'49" W	276.94'
L4	N 54°34'44" W	55.73'



S'LY LINE OF THE
SE 1/4, SEC. 11

J.N. 1652

MSA CONSULTING, INC.



MAIRIBO, SMITH & ASSOCIATES, INC.
PLANNING • CIVIL ENGINEERING • LAND SURVEYING
34200 BOB HOFF DRIVES • RANCHO MIRAGE • CA 92770
TELEPHONE (760) 320-9811 • FAX (760) 323-7693

1"=200'



2886-8873957
01/31/2006 08:08A
5 of 5

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
COACHELLA VALLEY WATER DISTRICT
P.O. BOX 1058
COACHELLA, CA 92236

DOC # 2006-0468985

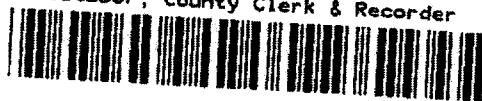
06/28/2006 08:00A Fee:NC
Page 1 of 7

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		7						
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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Space above this line for recorder's use only

TRA:
DTT:

GRANT OF EASEMENT

Title of Document



THIS AREA FOR
RECORDER'S
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3:00 Additional Recording Fee Applies)

GRANT OF EASEMENT

The United States of America, acting by and through the Superintendent, Palm Springs Agency, Bureau of Indian Affairs, Department of the Interior, Palm Springs, California, hereinafter referred to as "Grantor," pursuant to the authority delegated by 209 DM 8, 230 DM 1, and 3 IAM 4 and Sacramento Redelegation Order No.1 (43 F.R. 30131, dated July 13, 1978). Pursuant to the provisions of the Act of February 5, 1948 (62 stat 17, 25 U.S.C. §§323 - 328) for valuable consideration, receipt of which is hereby acknowledged, and such consents as required by the above said Federal law having been secured, hereby grants to Coachella Valley Water District, a Public Agency of the State of California, and its successors and assigns, hereinafter referred to as "Grantee", an easement and right of way for the purposes of Public Sewer Purposes, in, over, under, across, along and upon lands located in the County of Riverside, State of California, and legally described as:

Located in Section 12, Township 4 South, Range 5 East, San Bernardino Base & Meridian in the County of Riverside, State of California, more particularly described as follows:

SEE EXHIBITS "A", "B" and ATTACHED HERETO AND BY ITS
REFERENCE MADE A PART HEREOF AND

More particularly shown and delineated on the accompanying map, EXHIBIT "B", and incorporated herein by this reference

Said easement contains approximately 820.00 square feet or .019 acres M/L. this easement is subject to:

- A. Any Valid existing right or adverse claim:
- B. The applicable terms and conditions contained in Part 169, Title 25, of the Code of Federal Regulation, including the agreement in the stipulation filed pursuant of Section 169.5 of that Part.
- C. This easement is subject to the Correspondence attached from Creosote Partners, Pulte Homes and the Coachella Valley Water District.

This easement is without limitation as to tenure and is subject to any valid existing rights or adverse claim so long as said easement shall be actually used for the purpose above specified:

PROVIDED, HOWEVER, that this easement shall be terminable in whole or in part by the Grantor for any of the following causes upon thirty (30) days written notice and failure of the within said notice period to correct the basis for termination.

040512-3-001

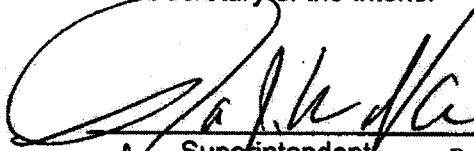


- (a) Failure to comply with any term or condition of the grant or the applicable regulations contained in Part 169, Title 25 of the Code of Federal Regulations.
- (b) A nonuse of the right-of-way for a consecutive two (2) year period for purpose for which it was granted
- (c) A non use of the right-of-way.
- (d) Failure of the Grantee, upon the completion of construction, to file with the Grantor an affidavit of completion pursuant to 25 C.F.R. 169.16.

The conditions of this easement shall extend to and be binding upon and shall inure to the benefits of the heirs, representatives, successors and assigns of the Grantee.

IN WITNESS WHEREOF, Grantor had first executed this easement on JUN 0-1 2006
_____, 2006.

THE UNITED STATES OF AMERICA
The Secretary of the Interior


for

Superintendent Ron J. Walker
Bureau of Indian Affairs
Palm Springs Agency

Pursuant to the authority delegated by 209
DM 8, 230 DM 1, and 3 IAM 4 and Sacramento
Redelegation Order No. 1 (43 F.R. 30131,
Dated July 13, 1978).



Recording requested by and
when recorded return to:

Coachella Valley Water District
Post Office Box 1058
Coachella, California 92236

RESOLUTION

It was moved by Director Larson, seconded by Director Kitahara, and carried unanimously that the Secretary of this Board be and she is hereby authorized, on behalf of COACHELLA VALLEY WATER DISTRICT, to accept and consent to the recordation of all deeds or other written instruments in favor of the District, or which may be necessary or convenient to establish the record title of the District to real property, and that the Secretary is directed to make a monthly report to said Board, itemizing all such instruments accepted by her.

STATE OF CALIFORNIA)
COACHELLA VALLEY WATER DISTRICT) ss.
OFFICE OF THE SECRETARY)

I, JULIA HERNANDEZ, Secretary of the Board of Directors of the Coachella Valley Water District, DO HEREBY CERTIFY that the foregoing is a true copy of a resolution adopted by said Board at a regular meeting thereof duly held and convened at its office at Coachella, California, on the 23rd day of July, 2002, at which meeting all Directors were present and acting throughout.

I further certify that by authority of said Resolution I accept and consent to the recording of the attached Grant of Easement/Pipeline to Coachella Valley Water District, dated June 1, 2006, executed by Ron J. Walker, Bureau of Indian Affairs, concerning portion of the southwest quarter of section 12, township 4 south, range 5 east, San Bernardino Base and Meridian, for sanitation purposes.

Dated this 26th day of June, 2006.



Julia Hernandez

Julia Hernandez
Board Secretary

JH:ma\crd\06\bia

040512-3-001



2006-0468985
06/28/2006 08:00A
4 of 7

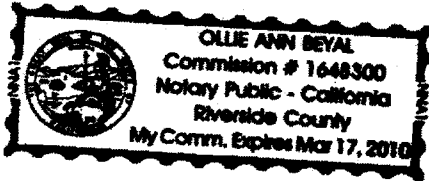
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Riverside } ss.

On June 1, 2006 before me, Ollie Ann Beyal, Notary Public
personally appeared Ron J. Walker
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

Name(s) of Signer(s)
 personally known to me
 proved to me on the basis of satisfactory evidence

to be the person wh whose name is is/are subscribed to the within instrument and acknowledged to me that he/she/it/they executed the same in his/her/their authorized capacity (as) and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.



WITNESS my hand and official seal.

Ollie Ann Beyal
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant of Easement
Document Date: June 1, 2004 Number of Pages: 7
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer

Signer's Name: Ron J. Walker

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer is Representing: _____

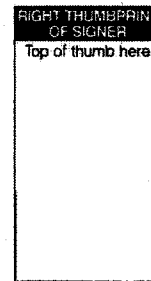


EXHIBIT "A"
LEGAL DESCRIPTION

(ALLOTTEE 26E)

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, THAT PORTION OF THE SOUTHWEST QUARTER
OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 EAST, S.B.M., MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST
QUARTER OF SECTION 12;**

**THENCE NORTH 00°26'28" WEST ALONG THE WESTERLY LINE OF SAID
SOUTHWEST QUARTER, A DISTANCE OF 30.00 FEET;**

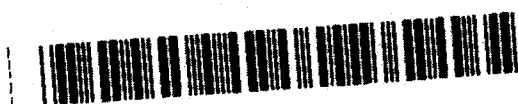
THENCE NORTH 89°12'05" EAST, A DISTANCE OF 12.24 FEET;

**THENCE SOUTH 45°47'20" EAST, A DISTANCE OF 42.42 FEET TO THE
SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 12;**

**THENCE SOUTH 89°12'05" WEST ALONG SAID SOUTHERLY LINE, A
DISTANCE OF 42.42 FEET TO THE POINT OF BEGINNING.**

**SUBJECT TO EXISTING EASEMENTS, COVENANTS, RIGHTS AND
RIGHTS-OF-WAY OF RECORD.**

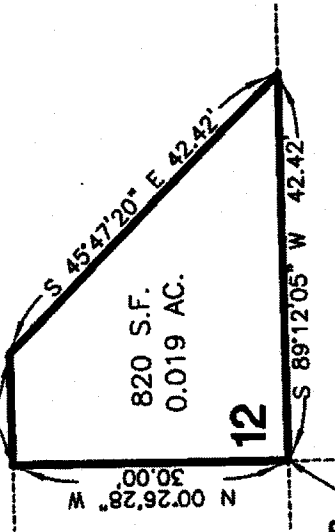
CONTAINING 820 SQUARE FEET OR 0.019 ACRES, MORE OR LESS.



2006-0468985
06/28/2006 08:00A
6 of 7

EXHIBIT 'B'

N 89°12'05" E
12.24'



DETAIL 'A'
1"=20'
P.O.B.
SW COR.
SEC. 12

VARNER ROAD

BOOK 555, PAGE 229,
REC. 12/23/21, O.R.

SW 1/4 SEC. 12
T.4S., R.5E.,
S.B.M.

26 E

APN 670-100-003

PROPOSED
SEWER EASEMENT
OVER INDIAN LAND
AREA=820 S.F. ±

SEWER EASEMENT
OVER SEC. 11 BY
SEPARATE DOCUMENT

11 12

14 13

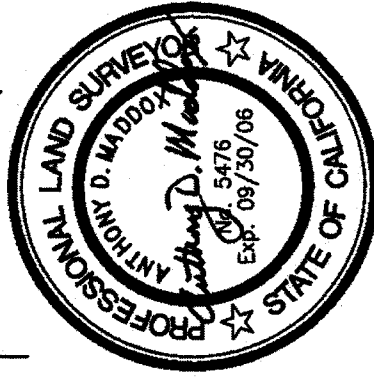
SEWER EASEMENT
OVER SEC. 13 BY
SEPARATE DOCUMENT

SECTION LINE

SEE DETAIL 'A'
ABOVE LEFT

I-10 FREEWAY

2006-0458935
06/28/2006 08:09
2 of 7



MSA CONSULTING, INC.

MAINIERO, SMITH & ASSOCIATES, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



SCALE: 1"=100'

2006-09142557
ORIGINAL
219/84

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 30491

BEING A SUBDIVISION OF A PORTION OF SECTION 13, T4S, R5E, S.B.B. & M.
PATRICK R. MERCADO
MAY 2005
L.S. 6382

SHEET 1 OF 7 SHEETS

RECORDER'S STATEMENT

FILED THIS 21st DAY OF NOVEMBER 2005
AT 9:11 A.M. IN BOOK 2119 OF PARCEL MAPS, AT PAGE 30491
BY: *[Signature]* COUNTY ASSESSOR, CLERK, RECORDER
UNIT: 8100 COUNTY ASSessor, CLERK, RECORDER
MAIL ROOM: 1340
NO. 2006-09142557
BY: *[Signature]* DEPUTY
SHOWBROW GUARANTEE: IDEALTY NATIONAL TITLE COMPANY.

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS, INCLUDING AS TAXES, SPECIAL ASSESSMENTS, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE MAP WITH THE LOCAL ASSESSOR'S OFFICE, THE PROPERTY WAS NOT PAID FOR BY THE TAXPAYER.
DATE: *11/15/05*
BY: *K. L. Costa* COUNTY TAX COLLECTOR
COUNTY TAX COLLECTOR

TAX ROLL CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$10,000 WAS BEEN OBTAINED AND FILED WITH THE COUNTY SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONTAINED UPON THE FRONT OF ALL TAXES, SPECIAL ASSESSMENTS, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE MAP WITH THE LOCAL ASSESSOR'S OFFICE, THE PROPERTY WAS NOT PAID FOR BY THE TAXPAYER.
DATE: *11/15/05*
BY: *[Signature]* DEPUTY
CLERK OF THE BOARD OF SUPERVISORS
CASH TAX BOND
PAUL BOGGS
COUNTY TAX COLLECTION

SIGNATURE OMISSIONS

- 1. EXEMPT IN FAVOR OF SOUTHERN CALIFORNIA TELEPHONE COMPANY FOR OTHER OR BOTH PALE LINE, UNDERGROUND FACILITIES AND RECORDAL PURPOSES, RECORDED SEPTEMBER 15, 1939 IN BOOK 113, PAGE 459 OF RECORDS.
- 2. EXEMPT IN FAVOR OF SOUTHERN CALIFORNIA TELEPHONE COMPANY FOR OTHER OR BOTH PALE LINE, UNDERGROUND FACILITIES AND RECORDAL PURPOSES, RECORDED JUNE 2, 1914 IN BOOK 307, PAGE 107 OF RECORDS.
- 3. EXEMPT IN FAVOR OF CONCHELLA VALLEY, INC AND ELECTRIC COMPANY, A CORPORATION, FOR OTHER OR BOTH PALE LINE, UNDERGROUND FACILITIES AND RECORDAL PURPOSES, RECORDED JUNE 2, 1914 IN BOOK 307, PAGE 107 OF RECORDS.
- 4. EXEMPT IN FAVOR OF CONCHELLA VALLEY, INC AND ELECTRIC COMPANY, A CORPORATION, FOR OTHER OR BOTH PALE LINE, UNDERGROUND FACILITIES AND RECORDAL PURPOSES, RECORDED JUNE 2, 1914 IN BOOK 307, PAGE 107 OF RECORDS.

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND SHOWN WITHIN THE SUBDIVISION SHOWN HEREON THAT WE ARE THE ONLY PERSONS WHOSE INTEREST IN SAID LAND IS NOT DEPENDENT UPON THE INTEREST OF ANY OTHER PARTY IN THE WORKING AND TRUST OF SAID SUBDIVISION AND MAP, AS SHOWN WITHIN THE DEFINITIVE BORDER LINE.

WE HEREBY WARRANT TO THE CONCHELLA VALLEY WATER DISTRICT ENGINEERS OVER PORTIONS OF LAND OVER PARCELS 1, 2, 3, AND THE REDUCTION FROM PARCEL 4 FOR DRAINAGE AND ACCESS PURPOSES.

WE ALSO HEREBY WARRANT TO THE CONCHELLA VALLEY WATER DISTRICT ENGINEERS OVER PORTIONS OF LAND OVER PARCELS 1, 2, 3, AND THE REDUCTION FROM PARCEL 4 FOR DRAINAGE AND ACCESS PURPOSES.

WE ALSO HEREBY WARRANT TO THE CONCHELLA VALLEY WATER DISTRICT ENGINEERS OVER PORTIONS OF LAND OVER PARCELS 1, 2, 3, AND THE REDUCTION FROM PARCEL 4 FOR DRAINAGE AND ACCESS PURPOSES.

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SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT ALL INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATE: *10/10/05*
BY: *[Signature]*
PATRICK R. MERCADO, L.S. 6382
EXPIRES 12-31-09



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATE: *10/10/05*
BY: *[Signature]*
BRUN K. KESS
COUNTY SURVEYOR
L.S. 4983, EXP. 12-31-2007



BOARD OF SUPERVISORS STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE TERMS OF RESOLUTION 1043 REPEALED BY RESOLUTION 1043. THE BOARD OF SUPERVISORS HAS REVIEWED AND APPROVED THIS MAP AND ITS PARTS. THE ENGINEERS FOR DRAINAGE, ACCESS AND MAINTENANCE PURPOSES HAVE HEREBY NOT ACCEPTED.

DATE: *10/10/05*
BY: *[Signature]*
COUNTY CLERK OF RIVERSIDE, STATE OF CALIFORNIA
BY: *[Signature]*
DEPUTY

CERTIFICATE OF ACCEPTANCE - CONCHELLA VALLEY WATER DISTRICT

I HEREBY CERTIFY THAT UNDER AUTHORITY GRANTED TO ME BY RESOLUTION NO. 78-264 DATED SEPTEMBER 10TH, I ACCEPT ON BEHALF OF THE CONCHELLA VALLEY WATER DISTRICT, THE REDUCTION OF PARCELS FOR SANITATION, DRAINAGE AND ACCESS, AND DOMESTIC WATER WELL-SITE PURPOSES AS OFFERED HEREON.

DATE: *10/10/05*
BY: *[Signature]*
CONCHELLA VALLEY WATER DISTRICT

SETOUR LAZAR AND AIVEE J. LAZAR, AS TRUSTEES OF THE LAZAR FAMILY TRUST

DATE: *10/10/05*
BY: *[Signature]*
TITLE: TRUSTEE

WE ALSO HEREBY WARRANT TO THE CONCHELLA VALLEY WATER DISTRICT ENGINEERS OVER PORTIONS OF LAND OVER PARCELS 1, 2, 3, AND THE REDUCTION FROM PARCEL 4 FOR DRAINAGE AND ACCESS PURPOSES.

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THE CHANG TRUST, BENEFITARY UNDER DEED OF TRUST RECORDED NOVEMBER 8, 1974 AS INSTRUMENT NO. 22824 O.L.

DATE: *10/10/05*
BY: *[Signature]*
TITLE: TRUSTEE

WE ALSO HEREBY WARRANT TO THE CONCHELLA VALLEY WATER DISTRICT ENGINEERS OVER PORTIONS OF LAND OVER PARCELS 1, 2, 3, AND THE REDUCTION FROM PARCEL 4 FOR DRAINAGE AND ACCESS PURPOSES.

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WE ALSO HEREBY WARRANT TO THE CONCHELLA VALLEY WATER DISTRICT ENGINEERS OVER PORTIONS OF LAND OVER PARCELS 1, 2, 3, AND THE REDUCTION FROM PARCEL 4 FOR DRAINAGE AND ACCESS PURPOSES.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ON 11th DAY OF OCTOBER, 2005 BEFORE ME PERSONALLY APPEARED: *[Signature]*
AIVEE J. LAZAR, PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, ON THE ENTIRE BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

BY COMMISSION EXPIRES: *10/10/05*
MY PRINCIPAL PLACE OF BUSINESS IS IN: *Orange, California*
COUNTY OF: *Orange*

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

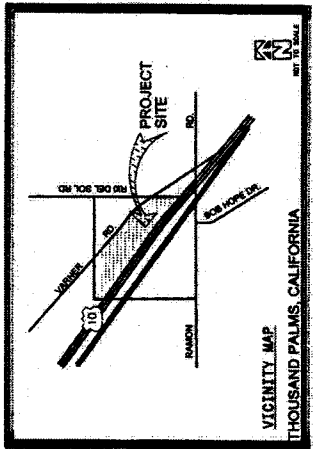
ON 11th DAY OF OCTOBER, 2005 BEFORE ME PERSONALLY APPEARED: *[Signature]*
DINA SNO GONZALEZ, PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, ON THE ENTIRE BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

BY COMMISSION EXPIRES: *10/10/05*
MY PRINCIPAL PLACE OF BUSINESS IS IN: *Orange, California*
COUNTY OF: *Orange*

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 30491

BEING A SUBDIVISION OF A PORTION OF SECTION 13, T4S, R5E, S.B.B. & M.
PATRICK R. MERCADO L.S. 6382
MAY 2005



BASIS OF BEARINGS:

THE BASIS FOR BEARINGS SHOWN ON THIS MAP ARE BASED ON THE BEARING BETWEEN N.E.S. CORN STATIONS "PM" AND "WOC" BEING NORTH 30°31'00" EAST PER RECORDS ON FILE WITH THE NATIONAL GEODETIC SURVEY. COORDINATES SHOWN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM (CGCS) ZONE 14, 1983 MAP(2000)35 (PROJ).

"PSAP"
22180734
22577805
22577806
DISTANCES SHOWN HEREON ARE GROUND DISTANCES TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.9998735
CONVERGENCE $\epsilon = -000265$

SURVEYOR'S NOTES:

- 1) FOUND MONUMENT AS NOTED
- 2) O INDICATES SET 1" IRON PIPE 18" LONG TAGGED LS 6382, FLUSH
- 3) () DENOTES RECORD DATA PER R.S. 34 / 34-35
- 4) [] DENOTES RECORD DATA PER CO. MAP 204 / 583
- 5) | | DENOTES RECORD DATA PER CAL. TRANS. R.O.W. MAP NO. 815306
- 6) < > DENOTES RECORD DATA PER R.S. 39 / 22
- 7) R1 DENOTES RECORD DATA PER P.A.B. 144 / 78-80
- 8) C1 INDICATES CURVE NUMBER, SEE CURVE TABLE
- 9) L1 INDICATES LINE NUMBER, SEE LINE TABLE
- 10) (RAD) INDICATES RADIAL BEARING
- 11) DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
- 12) THIS PARCEL MAP CONTAINS 150.00 GROSS ACRES WITHIN THE DISTINCTIVE BORDER.

ALL MONUMENTS SHOWN SET SHALL BE SET IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE 461.9
CCP's per instrument 2005-09415550, recorded 1/14/2006

MONUMENT NOTES:

- 1) FD. 1" I.P. TAGGED "ICE 8978", FLUSH PER R.S. 34 / 34-35 ACCEPTED AS N.E. COR. SEC. 13
- 2) FD. 1-1/4" I.P. TAGGED "CO. SURVEYOR M.C.", UP 0.4' PER INV. CO. SURVEYOR TB 7 / 189
- 3) FD. 1" I.P. WITH COUNTY SURVEYOR TAG, DN. 1.2' PER R.S. 36 / 89 ACCEPTED AS N.E. COR. SEC. 13
- 4) FD. 1-1/4" I.P. TAGGED "CO. SURVEYOR M.C.", UP 0.6' PER INV. CO. SURVEYOR TB 7 / 189
- 5) FD. 1" I.P. WITH COUNTY SURVEYOR TAG, DN. 0.8' PER P.A.B. 156 / 12-18, & P.A.B. 200 / 85-87 ACCEPTED AS E. 1/4 COR. SEC. 13
- 6) FD. 1" I.P. TAGGED "S. CORN", FLUSH, NO REF. ACCEPTED AS POINT ON C.L. VARNER RD. PER P.A.B. 200 / 85-87
- 7) FD. 3/4" I.P. TAGGED "N.E. CORN", UP 0.6' PER P.A.B. 144 / 78-80 ACCEPTED AS E. 1/4 COR. S.E. 1/4 SEC. 13
- 8) FD. 1" I.P. TAGGED "N.E. CORN", FLUSH PER P.A.B. 144 / 78-80
- 9) FD. C-MAIL, FLUSH ACCEPTED AS POINT ON C.L. VARNER RD. NO REF., REPLACED WITH 1" I.P. TAGGED "L.S. 6382"
- 10) FD. 2.5" BRASS DISC STAMPED "C.L. MAP NUMBER RD. 214-9035 P.O.T.-C.L. SPARE", FLUSH 8 INCHES S.E. 24" FROM SECTION LINE PER CO. MAP 204 / 583
- 11) FD. 2.5" BRASS DISC IN WELL STAMPED "C.L. MAP NUMBER RD. 7430 P.L.", DN. 1.0' ON SECTION LINE PER CO. MAP 204 / 583
- 12) FD. 1-1/4" I.P. TAGGED "S. 3864", FLUSH ACCEPTED AS S.W. COR. SEC. 14
- 13) FD. 1" I.P. WITH COUNTY SURVEYOR TAG, UP 0.6' PER R.S. 34 / 34-35 FIELD POINT ON LINE
- 14) FD. 4/4 CONC. POST WITH BRASS NAIL, UP 0.3' PER CAL. TRANS. R.O.W. MAP NO. 815306
- 15) FD. COPPER-NED STAMPED "L.S. 4487", DN. 0.8' PER R.S. 110 / 1 ACCEPTED AS E. 1/4 COR. SEC. 24
- 16) FD. 3/4" I.P. TAGGED "L.S. 3342", DN. 0.8' PER R.S. 67 / 44 ACCEPTED AS A POINT ON THE SOUTH R.O.W. LINE OF VARNER ROAD 80' WIDE
- 17) FD. 4/4 CONC. POST WITH BRASS NAIL, FLUSH PER CO. MAP 204 / 583

EASEMENT NOTES

- EXISTING EASEMENTS:**
- 1) AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS, UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF COACHELLA VALLEY, ICE AND ELECTRIC COMPANY, A CORPORATION, RECORDED JUNE 2, 1914 IN BOOK 397, PAGE 187 OF DEEDS.
 - 2) AN EASEMENT FOR EITHER OR BOTH POLE LINE, CONDUITS, UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JUNE 3, 1969 AS INST. NO. 64224 O.R.
 - 3) AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES IN FAVOR OF COACHELLA VALLEY WATER DISTRICT, RECORDED MAY 31, 2005 AS INST. NO. 2005-52465 O.R.
 - 4) AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES IN FAVOR OF COACHELLA VALLEY WATER DISTRICT, RECORDED JANUARY 31, 2006 AS INST. NO. 2006-007368 O.R.
 - 5) AN EASEMENT FOR EITHER OR BOTH POLE LINE, CONDUITS, UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA TELEPHONE COMPANY, RECORDED SEPTEMBER 15, 1933 IN BOOK 133, PAGE 458 OF DEEDS.

EASEMENTS DEDICATED HEREON:

- 1) DENOTES AN EASEMENT FOR DRAINAGE, AND ACCESS PURPOSES DEDICATED HEREON TO THE COACHELLA VALLEY WATER DISTRICT.
- 2) DENOTES AN EASEMENT RETAINED FOR UTILITY, ACCESS, AND MAINTENANCE PURPOSES.
- 3) DENOTES AN EASEMENT FOR SEWER, AND ACCESS PURPOSES DEDICATED HEREON TO THE COACHELLA VALLEY WATER DISTRICT.
- 4) DENOTES AN EASEMENT FOR DRAINAGE PURPOSES, ACCESS, AND MAINTENANCE PURPOSES DEDICATED HEREON TO RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT.
- 5) DENOTES AN EASEMENT FOR DOMESTIC WATER WELL, SITE PURPOSES DEDICATED HEREON TO THE COACHELLA VALLEY WATER DISTRICT.

ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT - SURVEY DIVISION, IN E.C.S. BOOK 318 PAGE 822

219
80
2006-0942557
ORIGINAL

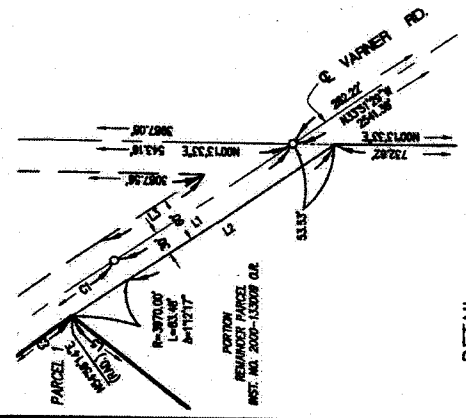
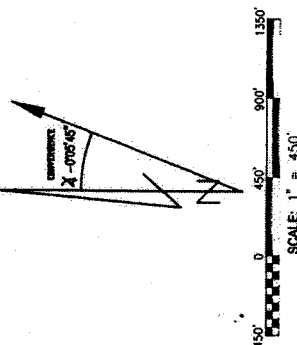
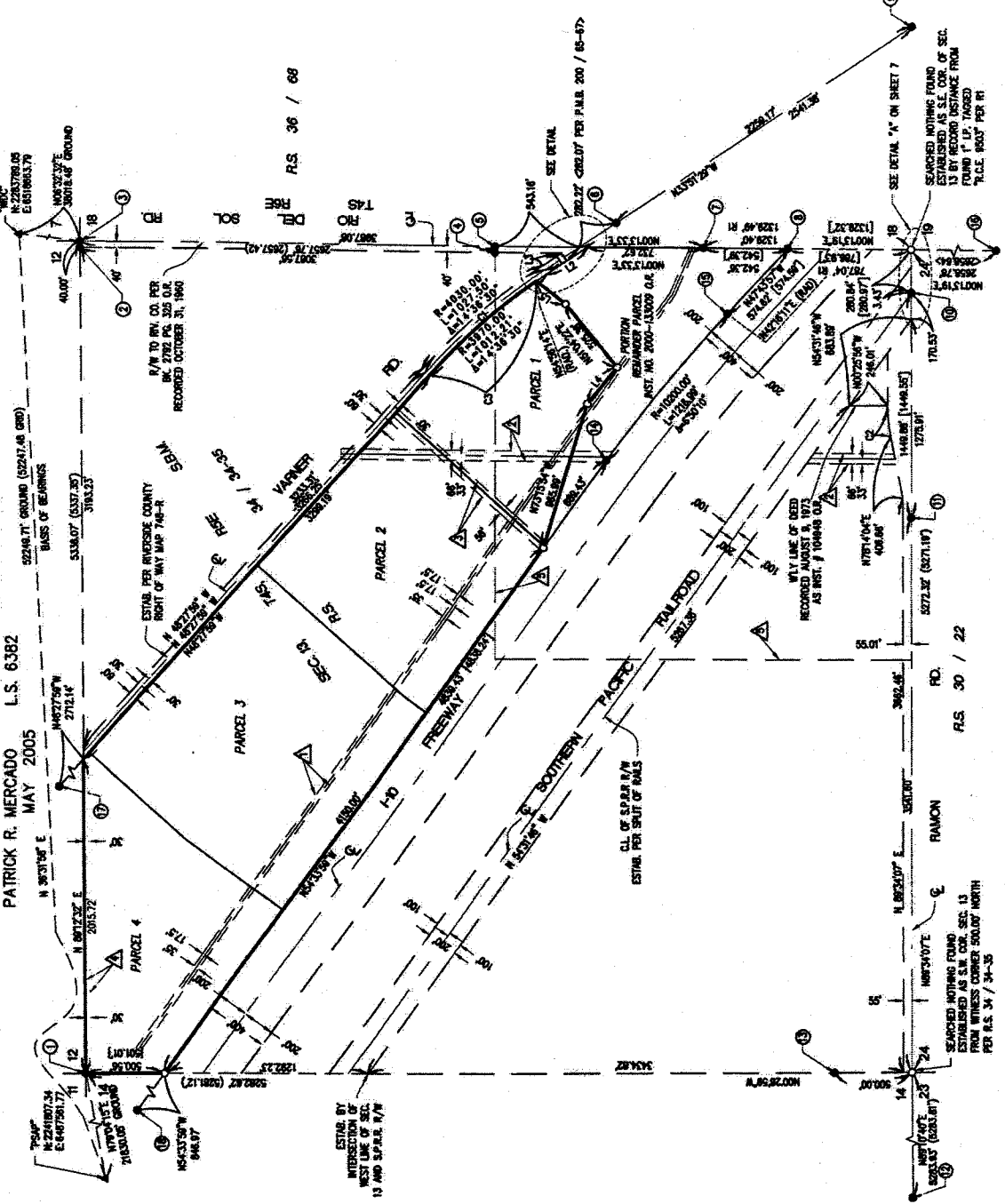
SHEET 3 OF 7 SHEETS

SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT NOTES,
MONUMENT NOTES, AND SURVEYOR'S NOTES.

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 30491

BEING A SUBDIVISION OF A PORTION OF SECTION 13, T4S, R5E, S.B.B. & M.
PATRICK R. MERCADO L.S. 6382
MAY 2005



LINE	BEARING	DISTANCE
L1	N33°21'20"W	300.00
L2	N33°21'20"W	344.33
L3	N33°21'20"W	344.33
L4	N67°21'05"W	300.00
L5	N37°21'05"E	344.33

CURVE	RADIUS	DELTA	LENGTH
C1	4000.00'	147°30'	608.65'
C2	10300.00'	117°00'	303.74'
C3	30700.00'	37°45'	303.74'

SEARCHED MONUMENT FOUND
ESTABLISHED AS S.W. COR. SEC. 13
FROM WITNESS CORNER 500.00' NORTH
PER R.S. 34 / 34-35

RAMON RD.
F.S. 30 / 22

SEARCHED MONUMENT FOUND
ESTABLISHED AS S.W. COR. OF SEC.
13 BY BEARING DISTANCE FROM
FOUND 1 P. TACKED
P.L.C.E. 6045' PER RI.

SEE DETAIL "A" ON SHEET 7

SEE DETAIL "A" ON SHEET 7

SEE DETAIL "A" ON SHEET 7

SEE DETAIL "A" ON SHEET 7

SEE DETAIL "A" ON SHEET 7

SEE DETAIL "A" ON SHEET 7

SEE DETAIL "A" ON SHEET 7

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SEE DETAIL "A" ON SHEET 7

SEE DETAIL "A" ON SHEET 7

SEE DETAIL "A" ON SHEET 7

2006-0942557
 ORIGINAL
 219/87

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 30491

BEING A SUBDIVISION OF A PORTION OF SECTION 13, T4S, R5E, S.B.B. & M.
 PATRICK R. MERCADO L.S. 6382

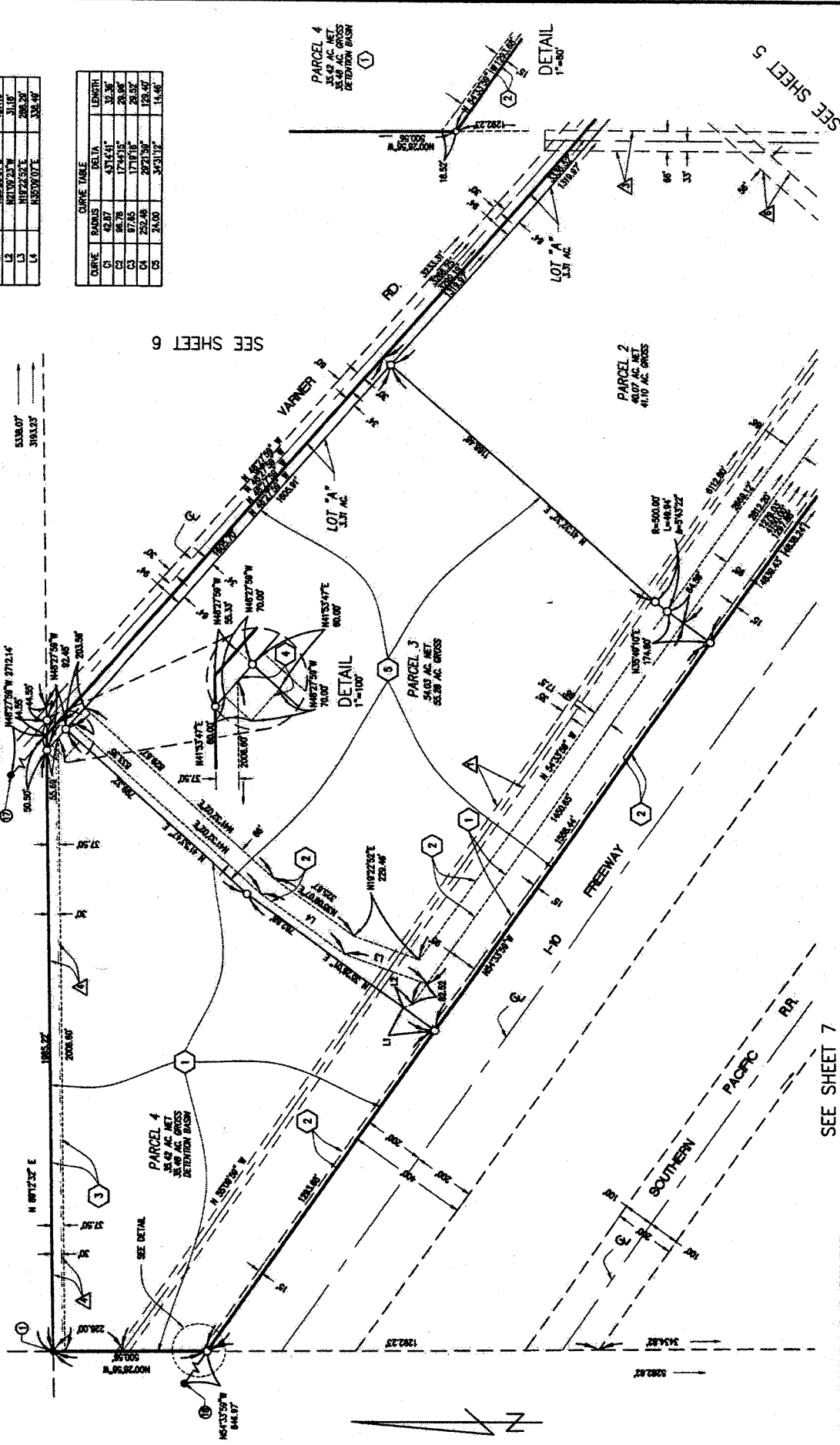
MAY 2005

SHEET 4 OF 7 SHEETS
 SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT NOTES,
 MONUMENT NOTES, AND SURVEYOR'S NOTES.



LINE	BEARING	DISTANCE
L1	N52°20'11"E	171.16'
L2	N71°09'23"W	31.18'
L3	N17°23'52"E	288.29'
L4	N35°30'07"E	338.49'

CURVE	RADIUS	DELTA	LENGTH
C1	42.87'	45°14'41"	31.36'
C2	86.78'	17°44'03"	28.96'
C3	87.85'	17°18'18"	28.52'
C4	232.48'	2°21'39"	128.40'
C5	24.00'	3°53'32"	14.48'



SEE SHEET 7

SEE SHEET 5

SEE SHEET 5

PARCEL 4
 34.48 AC. WOODS
 DETENTION BASIN

DETAIL
 1"=50'

PARCEL 2
 40.07 AC. WOODS
 41.0 AC. WOODS

PARCEL 3
 51.07 AC. WOODS
 52.0 AC. WOODS

DETAIL
 1"=100'

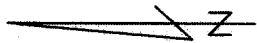
PARCEL 1
 51.07 AC. WOODS
 52.0 AC. WOODS

LOT A
 3.37 AC.

VARNER RD

FREEWAY

SOUTHERN PACIFIC RR



206-042557
 219
 88
 OKGINA

SHEET 5 OF 7 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 30491

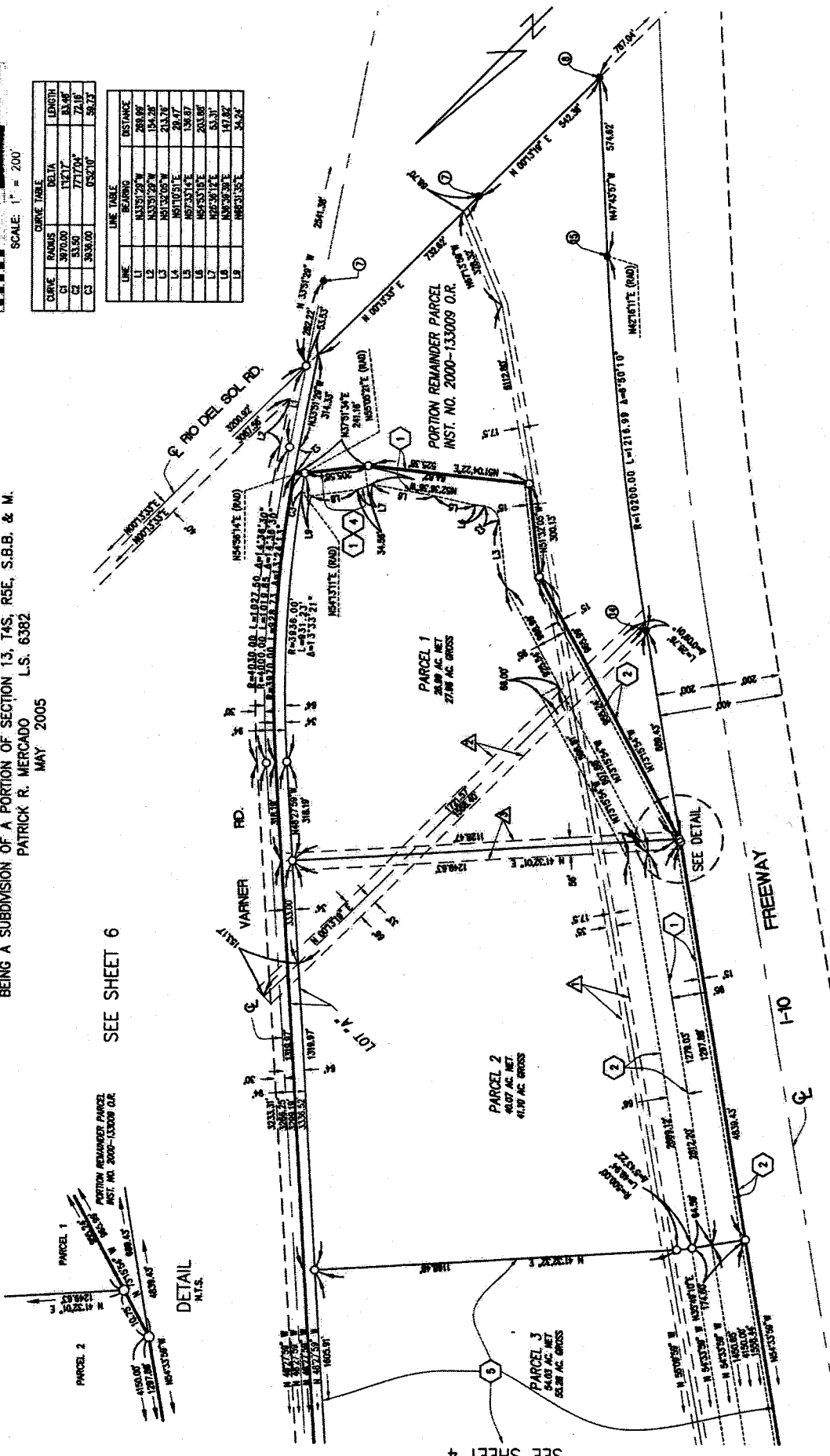
BEING A SUBDIVISION OF A PORTION OF SECTION 13, T4S, R5E, S.B.B. & M.
 PATRICK R. MERCADO L.S. 6382
 MAY 2005

SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT NOTES,
 MONUMENT NOTES, AND SURVEYOR'S NOTES.



CURVE	RADIUS	DELTA	LENGTH
C1	3970.00	112.17°	83.48'
C2	33.50	77.704°	72.18'
C3	3330.00	65.210°	56.73'

LINE	BEARING	DISTANCE
L1	S33°22'W	283.87'
L2	S33°22'W	154.28'
L3	S51°20'W	213.78'
L4	S51°20'W	28.47'
L5	S67°33'E	136.87'
L6	S67°33'E	203.88'
L7	S67°33'E	53.31'
L8	N82°30'E	197.87'
L9	N82°30'E	34.92'



SEE SHEET 6

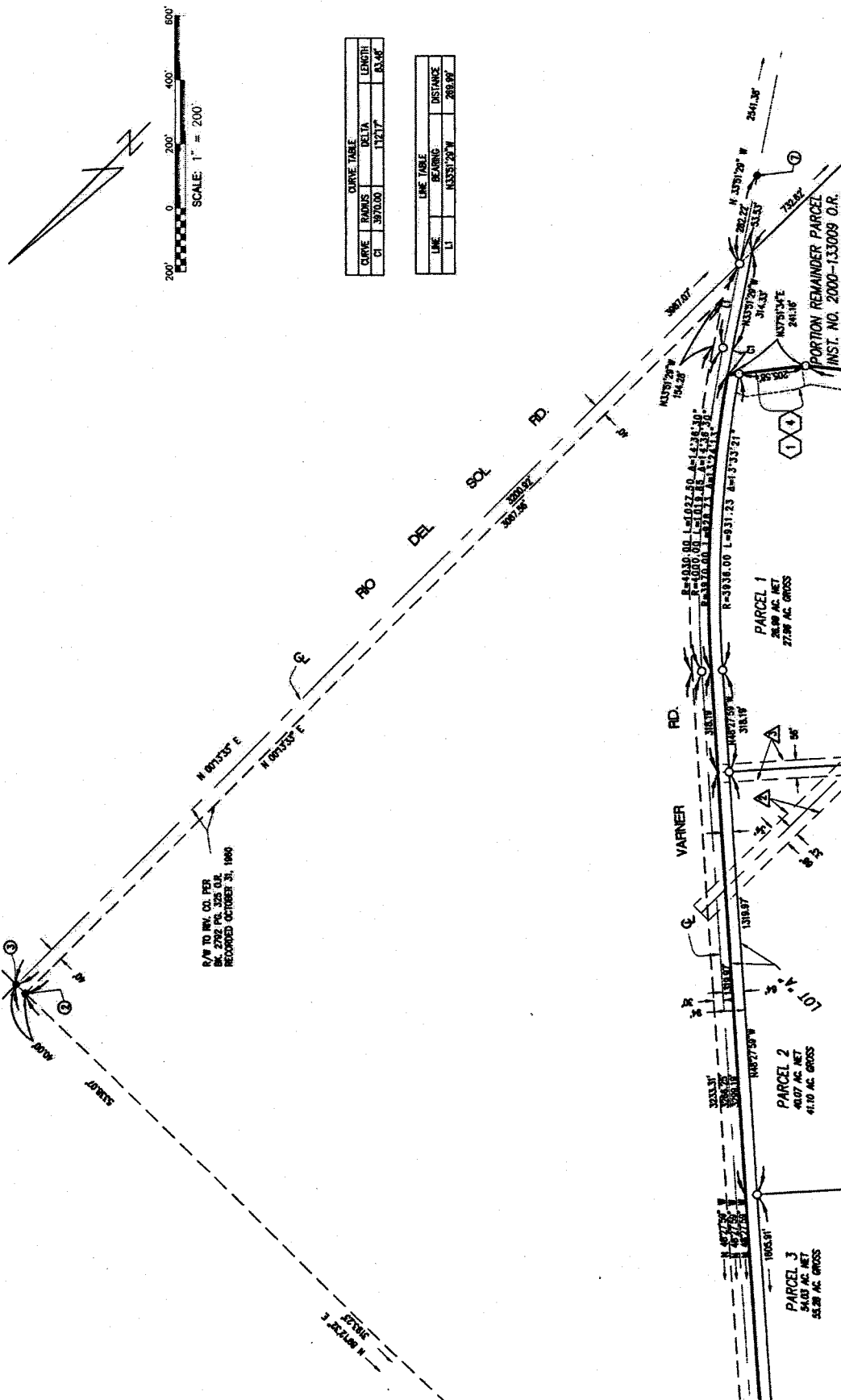
SEE SHEET 4

SEE SHEET 7

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 ORIGINAL
 219/89

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 30491
 BEING A SUBDIVISION OF A PORTION OF SECTION 13, T4S, R5E, S.B.B. & M.
 PATRICK R. MERCADO
 L.S. 6382
 MAY 2005

SHEET 6 OF 7 SHEETS
 SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT NOTES,
 MONUMENT NOTES, AND SURVEYOR'S NOTES.



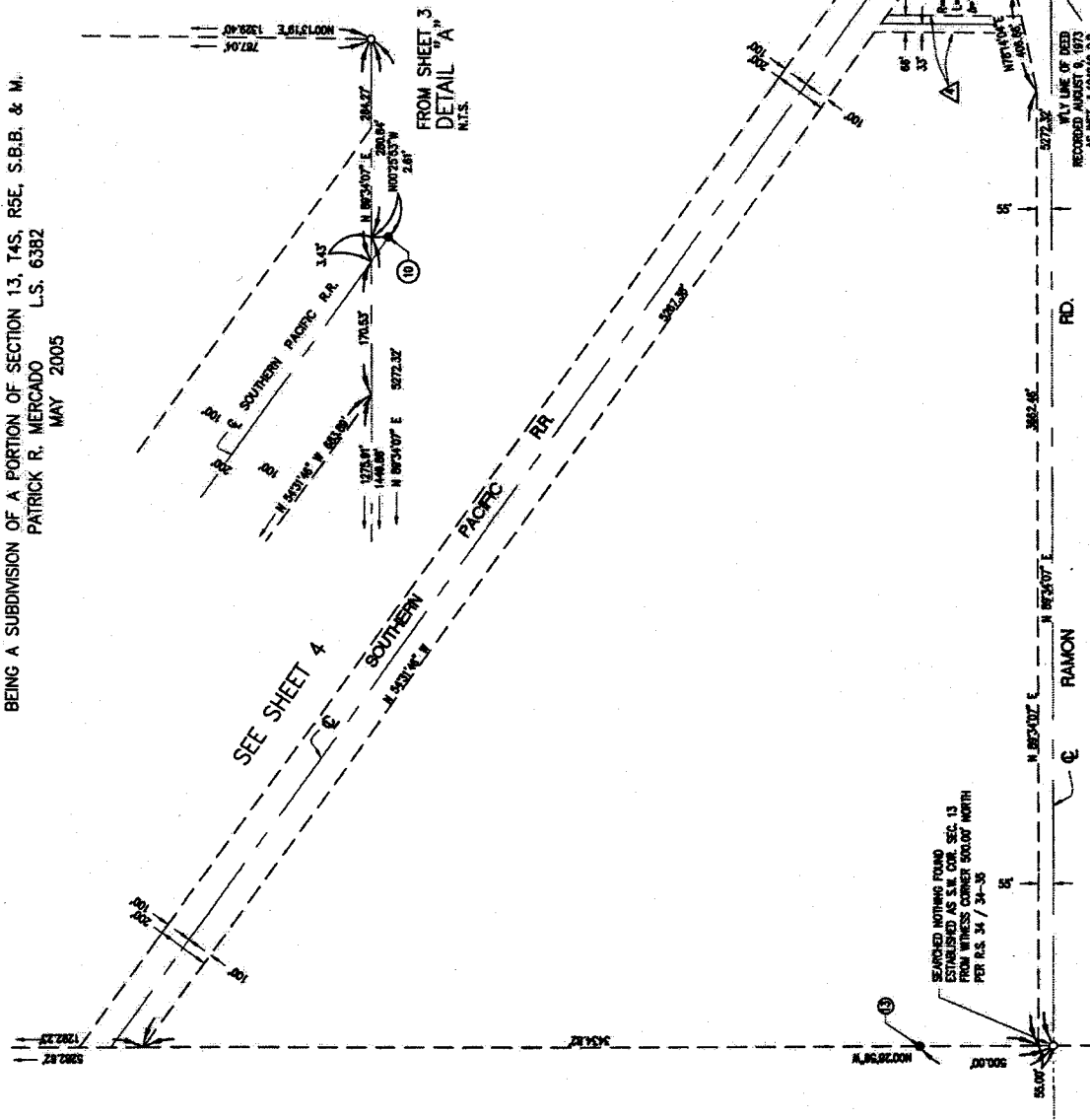
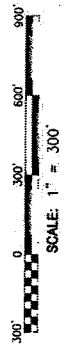
SEE SHEET 4

SEE SHEET 5

2006-0942557
ORIGINAL
219
90

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 30491
BEING A SUBDIVISION OF A PORTION OF SECTION 13, T4S, R5E, S.B.B. & M.
PATRICK R. MERCADO L.S. 6382
MAY 2005

SHEET 7 OF 7 SHEETS
SEE SHEET 2 FOR BASIS OF BEARINGS, EASEMENT NOTES,
MONUMENT NOTES, AND SURVEYOR'S NOTES.

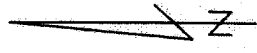


FROM SHEET 3
DETAIL "A"
M.T.S.

SEE SHEET 5

SEARCHED NOTHING FOUND
ESTABLISHED AS S.E. COR. OF SEC. 13
FROM METES CORNER 90.00' NORTH
FOR P.S. 34 / 34-58

SEARCHED NOTHING FOUND
ESTABLISHED AS S.E. COR. OF SEC. 13 BY
DISTANCE FROM FOUND 1" I.P.
RECORD PLATE 9603 PER RI



No Recording Fees
Required Per
Government Code
Section 27383

DOC # 2006-0073958

01/31/2006 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

COACHELLA VALLEY WATER DISTRICT
Post Office Box 1058
Coachella, California 92236

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(Space above)

GRANT OF EASEMENT/PIPELINE

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,

Seymour Lazar and Alyce J. Lazar, as Trustees of the Lazar Family Trust

do hereby grant to the COACHELLA VALLEY WATER DISTRICT, a public agency of the State of California, and its successors and assigns, an easement to build and maintain an underground pipeline, and necessary devices and appurtenances, over, under, along and across that certain real property in the County of Riverside, State of California, described as follows:

A strip of land 30.00 feet in width as described in Exhibit "A" and shown on Exhibit "B", attached hereto and by reference made a part hereof.

Said pipeline and every part thereof shall, where it crosses Grantor's land, be confined to lands hereinabove-described, and shall be so laid that not less than thirty inches of earth, measured from the outside of the pipe collar to the ground surface, shall cover said pipeline, except fixtures and appurtenances used or useful in the operation of said pipeline, which said fixtures and appurtenances may be any distance either below or above ground surface.

The Grant of Easement herein contained shall include the right to enter said premises, to survey, construct, reconstruct, lay, relay, maintain, operate, control, use and remove said pipeline, its fixtures, appurtenances, and to remove objects interfering with the construction, operation and maintenance thereof. The Grantor reserves the right to cultivate, occupy and use said premises for any purpose not inconsistent with the rights and privileges above granted and which will not interfere with or endanger said pipeline, its fixtures and appurtenances or the use thereof. The District shall use due care in the construction, operation and maintenance of said pipeline, its fixtures and appurtenances.

GRANTOR(S) Seymour Lazar and Alyce J. Lazar
As Trustees of the Lazar Family Trust

Date 12/29/05

By Seymour Lazar
Seymour Lazar

Date 12/29/05

By Alyce J. Lazar
Alyce J. Lazar

334 Hermosa Place
(mailing address)

Palm Springs, CA 92262
(city) (state) (zip code)

Doc. No. 040513-2-001

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

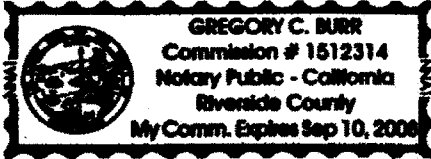
County of Riverside } ss.

On 12/29/05, before me, GREGORY C. BURR, NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Seymour Lazar and Alyce J. Lazar
Name(s) of Signer(s)

personally known to me

~~proved to me on the basis of satisfactory evidence~~ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal Above

Gregory C. Burr
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: GRANT OF EASEMENT/ PIPELINE

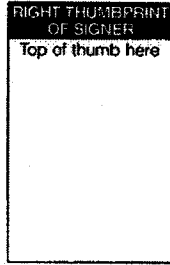
Document Date: 12/29/05 Number of Pages: 1 + EXHIBITS (3 TOTAL)

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

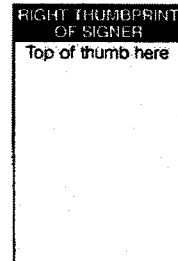
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____



EXHIBIT "A"
LEGAL DESCRIPTION
SEWER EASEMENT TRACT MAP NO. 31879

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, THAT PORTION OF THE NORTHWEST QUARTER
OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 5 EAST, S.B.M., MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHERLY 30.00 FEET OF SAID NORTHWEST
QUARTER LYING WESTERLY OF THE CENTER LINE OF VARNER ROAD
AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED
DECEMBER 23, 1921 IN BOOK 555, AT PAGE 229 OF OFFICIAL RECORDS
OF SAID RIVERSIDE COUNTY, CALIFORNIA.

SUBJECT TO EXISTING EASEMENTS, COVENANTS, RIGHTS AND
RIGHTS-OF-WAY OF RECORD.

CONTAINING 62,274 SQUARE FEET OR 1.4296 ACRES, MORE OR LESS.



EXHIBIT 'B'

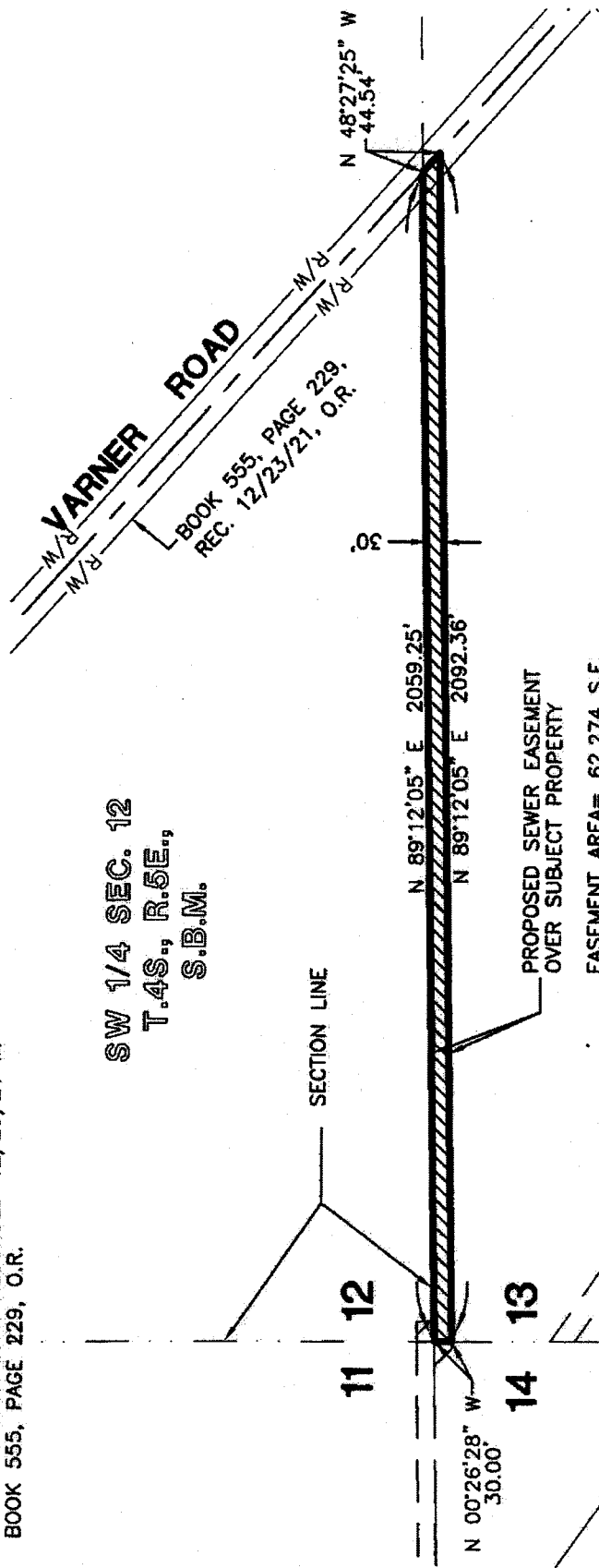
SEWER EASEMENT TRACT NO. 31879

LEGAL DESCRIPTION: THAT PORTION OF THE N'LY 30.00 FEET OF SEC. 13, T.4S., R.5E., S.B.M., LYING W'LY OF THE CENTER LINE OF VARNER ROAD AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED 12/23/21 IN BOOK 555, PAGE 229, O.R.

SW 1/4 SEC. 12
T.4S., R.5E.,
S.B.M.

NE 1/4 SEC. 14
T.4S., R.5E.,
S.B.M.

K-10 FREEWAY



MSA CONSULTING, INC.

MAINIERO, SMITH & ASSOCIATES, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 320-9813

SCALE: 1" = 300'



**Addendum No. 2 to the
Desert Dunes Specific Plan
Final Environmental Impact Report**

SCH #2003121164

Prepared for:

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

Prepared by:

Impact Sciences, Inc.
803 Camarillo Springs Road, Suite C
Camarillo, California 93012

October 2012

Introduction

On October 31, 2006, County of Riverside certified an Environmental Impact Report (EIR 445) prepared for the proposed Desert Dunes Specific Plan (Specific Plan 336). The Desert Dunes Specific Plan proposes a single-family residential development that encompasses approximately 478.1 acres of undeveloped land surrounding the Desert Dunes golf course, located approximately 1 mile south/southeast of the City of Desert Hot Springs. The Specific Plan evaluated in the certified EIR consisted of three major components: a residential site, a reservoir site, and a lift station and sewer extension. The residential component included 2,250 single-family units and an approximately 30,000-square-foot private recreational facility. The remaining components consisted of a 6 million-gallon (now 5 million gallon) reservoir to the east of the Specific Plan area and a lift station along with a 9.5-mile sewer extension to the south.

In May 2007 the County of Riverside considered an Addendum to the previously certified EIR for the Desert Dunes Specific Plan that analyzed the environmental impacts associated with the approval of Tentative Tract Map No. 31879, which provided for the subdivision of 98.8 acres into 386 residential lots and related common area lots.

This document is a second Addendum to the previously certified Desert Dunes Specific Plan EIR that assesses the environmental impacts associated with several remaining approvals required to implement the specific plan. These remaining approvals include (1) a Plot Plan Amendment to the Desert Dunes Golf Course (PP09967R1) to accommodate the proposed residential development; (2) approval of Tentative Tract Map No. 34552 (TR34552) to subdivide the southerly portion (165.5 acres) of the Specific Plan area to create 437 single-family lots; (3) approval of Tentative Tract Map No. 34553 (TR34553) to subdivide the northeasterly portion (207.6 acres) of the Specific Plan area to create 896 single-family lots; (4) a change of zone (CZ07715) to reconfigure Specific Plan zone designation from the existing record property lines to the ultimate proposed development boundary; and (5) approval of a Substantial Conformance Specific Plan (SP00336S1) to reconfigure maximum dwelling unit counts for the proposed Planning Areas consistent with the current design of the tentative maps (without any increase in total permitted units) and incorporate the current alignment of the off-site sewer extension to the south and the current location of the sewer lift station.

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

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COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (EA) Number: 40920

Project Case Type (s) and Number(s): PP09967R1, TR34552, TR34553, CZ07715, SP00336S1

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 12th Floor, Riverside, California 92501

Contact Person: Matt Straite

Telephone Number: (951) 955-8631

Applicant's Name: Pulte Homes/Del Webb

Applicant's Address: 27101 Puerta Real, Suite 300, Mission Viejo, California 92691

I. PROJECT INFORMATION

A. Project Description:

1. Background

The Desert Dunes Specific Plan originally proposed a single-family residential development that encompassed a total of 478.1± acres of undeveloped land. The project included three major components: a residential site, a reservoir site, and a lift station and sewer extension.

Residential Site

The 475.6±-acre residential portion of the project identified in the original Desert Dunes Specific Plan included 450.6± acres of residential development and 24.0± acres of open space conservation, immediately south of the residential development. The residential development analyzed in the Final EIR included up to 2,250 single-family units and a 30,000±-square-foot private recreational facility that was to be developed in phases. Development of the site also included roadway improvements, installation of traffic signals and modifications to the Desert Dunes golf course to convey storm flow from the Desert Hot Spring Wash. The project proposed an overall maximum density of five dwelling units per acre with a density range of five to eight dwelling units per acre within each planning area. However, the overall density of the Specific Plan area ranged from two to five dwelling units, which was consistent with the General Plan designation of Medium Density Residential for the Specific Plan area.

A portion of the project was to have been developed on a part of the golf course greens/fairways, and would have required a reconfiguration of the existing 18-hole golf course. Upon completion of the project, the reconfigured golf course would have remained as an 18-hole golf course. The golf course would have been temporarily closed or would have been opened for reduced/limited play during the development of the project and reconfiguration of the golf course.

Reservoir Site

The 6 million gallon (now 5 million gallon) reservoir identified in the original Desert Dunes Specific Plan was proposed on 2.5± acre portion of a 5-acre parcel, located approximately 660 feet west of the

intersection of Dillon Road and Long Canyon Road, and south of Dillon Road. The reservoir was designed to only serve the proposed project. The residential portion of the project would have been connected to the reservoir through water lines located in the rights-of-way of 18th Avenue, Bubbling Wells Road, and Dillon Road. The reservoir would have been served by seven wells – three planned on the northern half of the project site, a fourth planned north of 18th Avenue and east of Palm Drive, and the final three at an undetermined location off-site.

Lift Station and Sewer Extension

The 1.0±-acre lift station site identified in the original Desert Dunes Specific Plan was located immediately south of the residential project site (south of 20th Avenue) on a 25.0±-acre parcel of which the balance of 24.0± acres would remain as undisturbed open space.

A 9.5±-mile sewer line was also proposed to connect the lift station to an existing stub out located near the intersection of Varner Road and Rio Del Sol. Originally a force main from the sewer lift station was to be constructed along 20th Avenue eastward to Mountain View Drive then south along Varner Road to Date Palm Drive. From this point the project was to extend a 24-inch gravity sewer main along Varner Road to from Date Palm Drive to Manufacturing way.

2. Detailed Descriptions

Since the adoption of the Specific Plan several minor modifications to the project have been proposed by the applicant. The project site now encompasses a total of 477.2 acres of undeveloped land. Changes to each of the project's components are provided below.

Residential Site

The residential portion of the project will now comprise 471.9 acres. The main project site is approximately 446.9 acres with a small site (approximately 25.0 acres including 0.4 acre of ultimate right-of-way dedication area for 20th Avenue) located south of 20th Avenue. The site located on the south side of 20th Avenue will remain natural open space for conservation and will not be disturbed with the exception of the construction of a flood control channel outlet facility (approximately 4.6 acres) in the northwest corner. Of the 471.9 +/- gross acres, approximately 314.2 acres will be developed for residential use. Of the remaining 157.7 acres, approximately 111.1 acres will consist of open space areas for passive and active recreational use as well as providing flood control facilities and approximately 46.6 acres of backbone and perimeter roads to serve the community.

Phasing for the proposed residential component has been altered from the original phasing plan. Originally, Phase I, located at the southeast corner of Palm Drive and 18th Avenue was to consist of 88 acres of land. Now Phase I will consist of approximately 66.7 acres of land. Phase II, located along the north side of 20th Avenue from Palm Drive to Bubbling Wells Road extending north approximately 2,000 feet excluding the golf course, was originally approximately 89 acres in area. Now Phase II is approximately 85.9 acres in area. Finally, Phase III, located at the southwest corner of 18th Avenue and Bubbling Wells Road, was originally 142 acres in area. Now Phase III is approximately 161.6 acres in area. The new phasing plan is provided in **Figure 1, Planning Area Summary**.

MHDR PLANNING AREA SUMMARY

PHASE 1

PLANNING AREA	ACREAGE	NO. OF DWELLING UNITS	DENSITY (DU/AC)
1	18.9 ACRES	111	5.9
2	22.9 ACRES	149	6.5
3	14.3 ACRES	82	5.7
4	10.6 ACRES	63	5.9
TOTAL	66.7 ACRES	405	6.1

PHASE 2

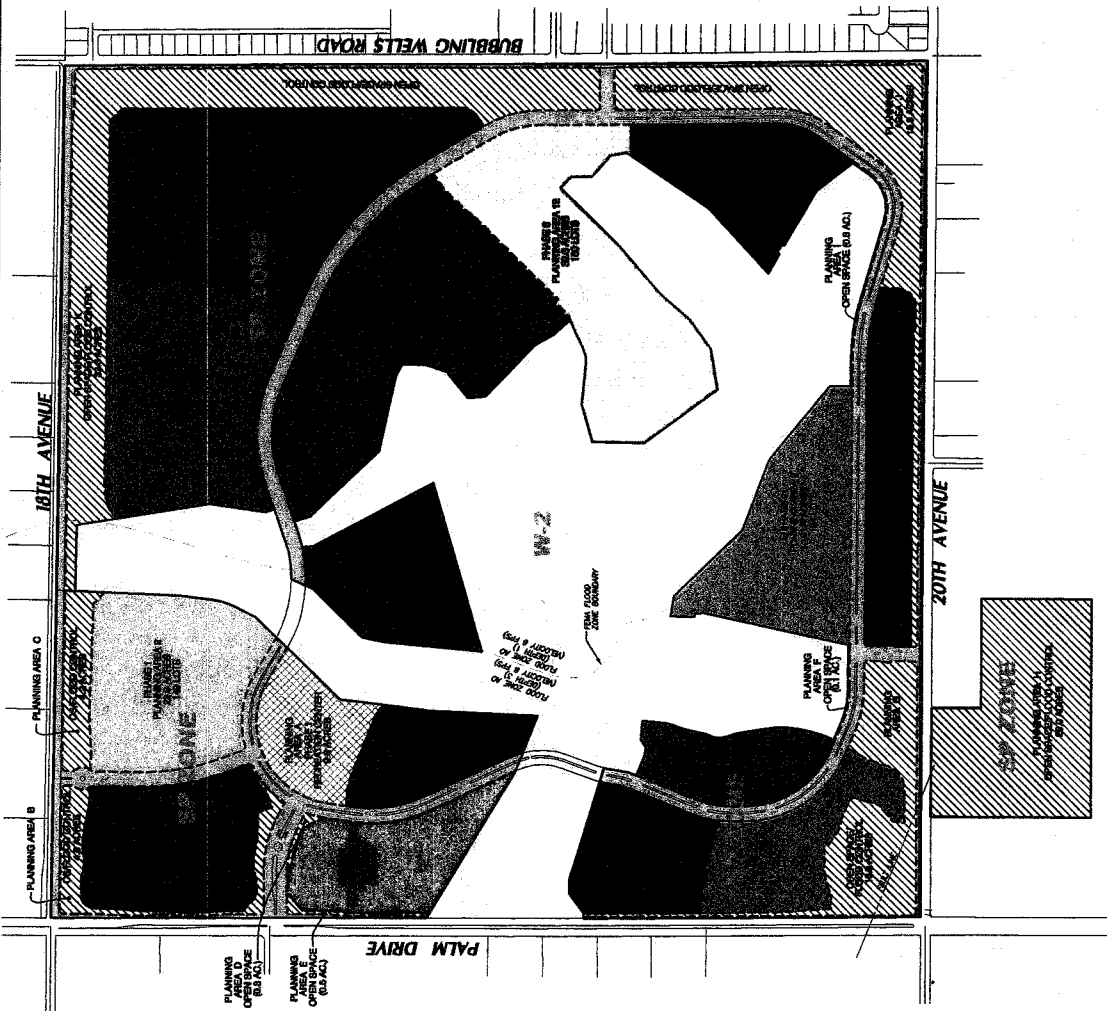
PLANNING AREA	ACREAGE	NO. OF DWELLING UNITS	DENSITY (DU/AC)
6	12.6 ACRES	67	5.3
7	13.1 ACRES	71	5.4
8	10.2 ACRES	54	5.3
9	21.4 ACRES	124	5.8
10	13.7 ACRES	101	7.4
11	14.9 ACRES	75	5.0
TOTAL	85.9 ACRES	492	5.7

PHASE 3

PLANNING AREA	ACREAGE	NO. OF DWELLING UNITS	DENSITY (DU/AC)
5	15.5 ACRES	83	5.4
12	32.3 ACRES	160	5.0
13	40.3 ACRES	232	5.8
14	13.3 ACRES	93	7.0
15	29.0 ACRES	175	6.0
16	31.2 ACRES	210	6.7
TOTAL	161.6 ACRES	953	5.9

LEGEND

- PROPOSED BOUNDARY
- - - PLANNING AREA BOUNDARY
- ▨ BACKBONE CIRCULATION (46.6 ACRES)*
- ▩ OPEN SPACE/FLOOD CONTROL (PLANNING AREAS B-K - 101.3 ACRES)
- ▧ RECREATION CENTER (PLANNING AREA A - 9.8 ACRES)
- * INCLUDES 13.4 AC. OF PERIMETER ROADS & 33.2 AC. OF ENTRY & LOOP ROADS.



NOT TO SCALE

SOURCE: Humaker & Associates - July 2012

The original Desert Dunes Specific Plan EIR analyzed the development of up to 2,250 single-family units, and the approved Desert Dunes Specific Plan provided for the development of up to 1,850 units. With the approval of Tentative Tract Map No. 31879 in May 2007 which authorized the development of 386 single-family lots, and the proposed approval of Tentative Tract Map No. 34552 and Tentative Tract Map No. 34553, a total of 1,719 single-family units will now be developed within the Specific Plan area. In addition to single-family lots, each proposed tentative tract map will create sites for associated water quality/flood control facilities and open space areas.

The original Desert Dunes Specific Plan included two well sites. Now only one well site will be provided within the Specific Plan area, located in Tentative Tract Map No. 34553

The original Desert Dunes Specific Plan divided the Specific Plan area into 16 planning areas and assigned maximum dwelling unit counts to each area. The substantial conformance request to update the Desert Dunes Specific Plan now reconfigures the maximum dwelling unit counts for the proposed Planning areas to be consistent with the current design of the tentative maps. The reallocation of the dwelling unit maximums for each planning area will remain within the five to eight dwelling units per acre (DU/AC) density range established by the approved Specific Plan, and will not increase the maximum total unit count established in the approved Specific Plan.

The golf course includes an existing clubhouse. The proposed plot plan amendment to the golf course (described in more detail below) would incorporate modifications to the 177.9-acre existing golf course and clubhouse facility based on two development phases. The modification would provide flood control improvements, construct access roads associated with the surrounding Solera at Desert Dunes residential development and reconfigure the golf course parking lot, driving range, and clubhouse facility. Phase 1 of the proposed plot plan amendment would include constructing all of the necessary modifications to the existing golf course and renovations to the clubhouse facility to accommodate the Solera at Desert Dunes development while retaining the existing golf course clubhouse facility with a modified entry and parking areas. Phase 2 of the proposed plot plan amendment would consist of demolition of the existing clubhouse facility and constructing a new golf course clubhouse. Completion of Phase 2 would be implemented if economic/financial conditions permit and will be at the discretion of the developer. Phase 2 is not a requirement of the project.

Reservoir Site

The project will now construct a 5 million gallon water reservoir on a portion of the 5.0-acre site located at the northeast corner of Dillon Road and Rancho Road. According to the agreement between the project applicant and the Coachella Valley Water District, the proposed project would only require 3 million gallons of the reservoir's capacity with the remaining 2 million gallons of capacity reserved for future uses. The reservoir will still only serve the proposed project and will still connect with the residential portion of the project through water lines located in the rights-of-way of 18th Avenue, Bubbling Wells Road, and Dillon Road. The reservoir will also now be served by five wells – one well on the project site (to be upgraded and turned over to Coachella Valley Water District [CVWD] for ownership and maintenance) and four wells in an off-site well field located approximately 3,300 feet west of the intersection of 18th Avenue and Palm Drive (to be owned and maintained by the CVWD). The well site would connect to the project's planned water supply infrastructure at the intersection of 18th Avenue and Palm Drive via an 18-inch water line constructed

in 18th Avenue. The CVWD would be responsible for appropriate environmental review when the well field is designed.

Lift Station and Sewer Extension

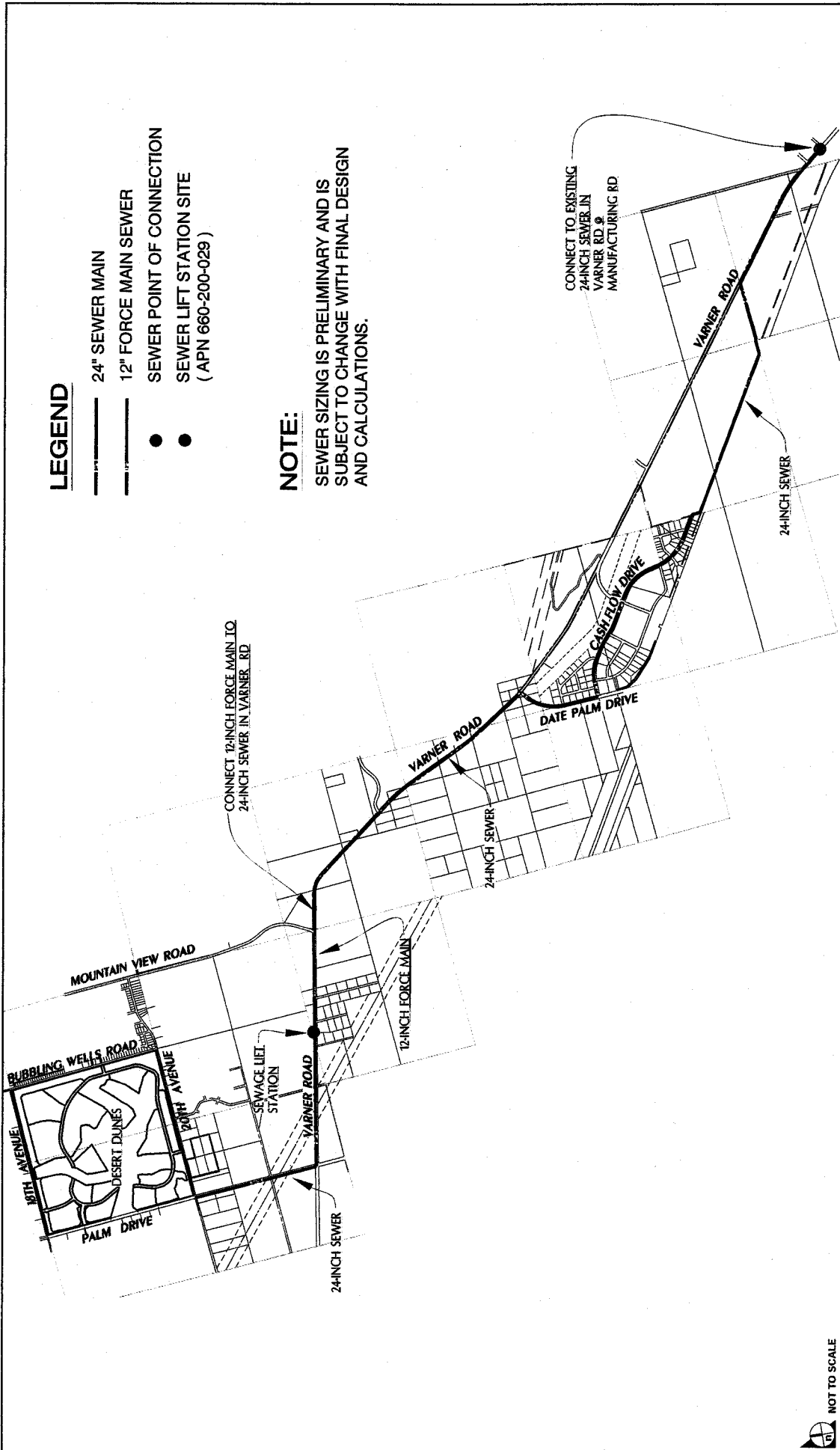
Instead of being constructed immediately south of the residential site on the 25-acre parcel, the sewer lift station will now be constructed on a vacant 0.28-acre parcel (APN 660-200-029) located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City.

In addition, the project will now construct and connect to a 24-inch sewer main off-site at the intersection of Palm Drive and 20th Avenue. This 24-inch sewer main will run along Palm Drive, then easterly on Varner Road to the sewer lift station. A 12-inch force main from this station will connect to a 24-inch sewer main in Varner Road and run easterly to the nearest point of connection at Varner Road and Manufacturing Way. The route of the sewer main is provided in **Figure 2, Off-Site Sewer Plan**.

3. Project Applications

The following are project applications that are required to implement the revised project:

- **Plot Plan Amendment – Desert Dunes Golf Course (PP09967R1):** Plot Plan amendment to incorporate modifications (access road crossings and grading for flood control improvements) to the 177.9-acre existing Desert Dunes golf course to accommodate the proposed residential development. In addition, the Plot Plan will provide for two phases to either renovate the existing clubhouse facility or demolish and construct a new clubhouse facility in conjunction with the proposed residential development.
- **Tentative Tract Map 34552 (TR34552):** Subdivision of the southerly portion (165.5 acres) of Desert Dunes Specific Plan area to create 437 single-family lots and associated water quality/flood control facilities and open space areas.
- **Tentative Tract Map 34553 (TR34553):** Subdivision of the northeasterly portion (207.6 acres) of Desert Dunes Specific Plan area to create 896 single-family lots, well site, and associated water quality/flood control facilities and open space areas.
- **Change of Zone (CZ07715):** Zoning clean-up to reconfigure Specific Plan zone designation from the existing record property lines to the ultimate proposed development boundary (to be consistent with the new property lines that were approved by the County of Riverside and recorded on May 3, 2012 per Lot Line Adjustment No. 05335 (Document No. 2012-0202028) and establish development standards for open space/flood control areas as well as the recreation center.



LEGEND

- 24" SEWER MAIN
- 12" FORCE MAIN SEWER
- SEWER POINT OF CONNECTION
- SEWER LIFT STATION SITE (APN 660-200-029)

NOTE:

SEWER SIZING IS PRELIMINARY AND IS SUBJECT TO CHANGE WITH FINAL DESIGN AND CALCULATIONS.

NOT TO SCALE

SOURCE: Hunsaker & Associates - March 2010

- **Substantial Conformance Specific Plan (SP00336S1):** Substantial Conformance request to update Specific Plan SP00336 to reconfigure maximum dwelling unit counts for the proposed Planning Areas consistent with the current design of the tentative maps. The reallocation of the dwelling unit maximums for each Planning Area will remain within the five to eight DU/AC density range established by the approved Specific Plan. Additionally, the SP00336S1 will incorporate the current alignment of the off-site sewer extension to the south as well as the current location of the project's sewer lift station. The update also provides minor corrections to the Specific Plan text for consistency with the current project design as shown on the tentative maps.

B. Type of Project: Site Specific Countywide Community Policy

C. Type of Project: Site Specific Countywide Community Policy

D. Total Project Area:

Residential Acres: 471.9 total in SP; 98.8 in TR 31879; 165.5 in TR34552; 207.6 in TR34553	Lots: 1,786	Units: 1,850 total in SP; 386 in TR31879; 437 in TR34552; 896 in TR34553	Projected No. of Residents: 3,330 (at 1.8 residents per DU) in SP; 695 in TR31879; 787 in TR34552; 1,613 in TR34553
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

E. Assessor's Parcel No(s):

- Residential Site – 657-460-007, 657-470-008, 657-480-001, and 660-040-003 (open space conservation)
- Reservoir Site – 656-380-015
- Sewer Lift Station Site – 660-200-029

F. Street References:

- The residential site is located south of 18th Avenue, north of 20th Avenue, west of Bubbling Wells Road, and east of Palm Drive. The channel outlet and conservation area are located south of 20th Avenue, and east of Palm Drive.
- The reservoir site is located southwest corner of the intersection of Dillon Road and Rancho Road.
- The sewer lift station site is located off of Varner Road just west of the intersection of Varner Road and Bubbling Wells Road.

G. Section, Township & Range Description or reference/attach a Legal Description:

- The residential site and conservation area are located within Township 3 South, Range 5 East, Sections 18 and 19, San Bernardino Baseline and Meridian.
- The reservoir site is located within Township 3 South, Range 5 East, Section 9, San Bernardino Baseline and Meridian.
- The sewer lift station site is located within Township 3 South, Range 5 East, Section 29, San Bernardino Baseline and Meridian.

H. Brief description of the existing environmental setting of the project site and its surroundings:

The residential development portion of the residential site consists of undeveloped vacant desert land with scattered vegetation on a total of 446.9± acres, which does not include the adjacent 174± acre Desert Dunes Golf Course, which includes an 18-hole golf course, a clubhouse, parking lots, and a maintenance building. The residential development portion of the residential site has been fenced in since 1989, providing limited access and disturbance of the site. The fenced-in area of the site currently supports a variety of plant and wildlife species. The channel outlet/open space conservation portion of the residential site also consists of undeveloped vacant desert land totaling 25.0 acres and currently supports a variety of plant and wildlife species. The off-site reservoir site and sewer lift station site also consist of undeveloped vacant desert land.

The lands surrounding the project site are largely vacant desert lands, with scattered single-family residential development. Development within 0.5 mile to the north of the residential site is approximately 17 single-family homes. The corporate limits of the City of Desert Hot Springs occur adjacent to the western and northern borders of the Specific Plan site, with the more densely developed areas of the City about 2 miles north of the subject property. Development immediately to the east includes the B-Bar-H Ranch subdivision with approximately 70 single-family homes all located within 0.5 mile of the planning area. About 70 percent of the lots in the B-Bar-H Ranch subdivision are vacant.

Development immediately to the south of the residential site, including the channel outlet/open space conservation area, is approximately eight single-family dwellings, with the remainder being vacant desert lands. Approximately 1 mile south of the residential site is the corporate limits of the City of Cathedral City, followed by I-10 and the Union Pacific Railroad about 2 miles to the south. Development to the west is approximately 3 single-family homes and vacant desert land. The Big Morongo wash roughly parallels the western section line of Section 18, 0.5 mile west of the residential site.

The lands surrounding the reservoir site are largely vacant desert lands with some scattered single-family residential development and the Desert Crest Country Club residential development located approximately 0.25 mile to the northeast.

The lands surrounding the sewer lift station site are vacant desert lands. The nearest residential development is approximately 1 mile to the north.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed residential site meets the requirements for the Medium Density Residential land use designation and all applicable land use policies as the overall density of the Specific Plan area will range from two to five dwelling units while the channel outlet/open space conservation area meets the requirements for the Rural Desert land use designation and all applicable land use policies as that designation allows utility uses. The proposed reservoir site meets the requirements for the Rural Residential land use designation and all applicable land use policies as the designation allows utility uses. The sewer lift station site meets the requirements of the Open Space-Public land use designation and all applicable land use policies as the sewer lift station would not interfere with the protection of natural resources.
- 2. Circulation:** Implementation of the project would conflict with Circulation element policies as traffic generated by the proposed project would contribute to nearby intersections exceeding County Level of Service standards. The County adopted all feasible mitigation measures to substantially reduce these impacts, and deemed the remaining unavoidable impacts to be acceptable by adopting a Statement of Overriding Considerations after certifying the Final EIR. However, none of the present applications will increase traffic or traffic impacts beyond what was analyzed in the previously certified EIR.
- 3. Multipurpose Open Space:** The parcel located south of 20th Avenue (APN 660-04-0003) is located with the Willow Hole Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan. Implementation of the project would not conflict with Multipurpose Open Space element policies governing multi species habitat conservation plans as the project will set aside a majority of this parcel for conservation and an additional TAKE allocation has been approved for the remaining portion of the parcel dedicated to flood control. In addition, implementation of the project would not conflict with Multipurpose Open Space element policies governing floodplain management as the drainages passing through the Specific Plan area have been designed to reduce adverse environmental effects to the maximum extent feasible.
- 4. Safety:** As previously analyzed in the EIR, a portion of the Specific Plan area is located within a fault zone and would be subject to strong groundshaking and seismically induced settlement during an earthquake. In addition, portions of the Specific Plan area may be susceptible to a liquefaction hazard. Implementation of the project would not conflict with Safety element policies governing seismic hazards as no development will occur in the fault zone and all structures will be constructed in conformance with the most recent version of the California Building Code. In addition, portions of the Specific Plan area are located within a 100-year flood plain. Implementation of the project would not conflict with Safety element policies governing flood and inundation hazards as drainage facilities in the Specific Plan area will be designed to accommodate 100-year flood flows.

5. **Noise:** Construction and operation of the proposed Specific Plan will generate noise. However, implementation of the project would not conflict with Noise element policies governing construction noise as all construction activities will be conducted in compliance with the County Municipal Code. Similarly, implementation of the project would not conflict with Noise element policies governing stationary and mobile sources of noise as limits will be placed on landscape maintenance activities, masonry walls along the perimeter will act as noise barriers, and sound barriers will be placed around public facilities generating noise.
6. **Housing:** Implementation of the project would not result in the displacement of existing housing as all parcels associated with the proposed Specific Plan are currently vacant. In addition, the proposed project would not create a need for new housing but would instead meet an existing housing need. For these reasons, the proposed project would not conflict with General Plan Housing element policies.
7. **Air Quality:** Development proposed by the proposed Specific Plan will result in the generation and emission of air pollutants during construction and operation. The project will comply with all applicable regulatory requirements to control emissions during construction and operation and is thus consistent with applicable Air Quality element policies.

B. General Plan Area Plan(s):

The residential and reservoir sites are located within the Western Coachella Valley Area Plan (WCVAP). The sewer lift station site is located within the City of Cathedral City and thus is subject to the City of Cathedral City General Plan.

C. Foundation Component(s):

- The residential site is located within the Community Development Foundation Component while the open space conservation parcel is located within the Rural Foundation Component.
- The reservoir site is located within the Rural Foundation Component.
- Sewer lift station site - Not applicable.

D. Land Use Designation(s):

- 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 reservoir site has a General Plan designation of Rural Residential, which allows one dwelling unit per 5 acres.
- The sewer lift station site has a City of Cathedral City General Plan designation of Open Space-Public.

E. Overlay(s), if any:

The proposed project is not in a General Plan Policy Overlay or Zoning Overlay Area, including the Community Development Overlay.

F. Policy Area(s), if any:

None

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:

1. Residential Site

Area Plans	North	Western Coachella Valley Area Plan
	East	Western Coachella Valley Area Plan
	West	Western Coachella Valley Area Plan
	South	Western Coachella Valley Area Plan
Foundation Components	North	Rural
	East	Community Development; Rural
	West	Rural; Open Space
	South	Rural
Land Use Designations	North	Rural Residential
	East	Medium Density Residential, Rural Residential
	West	Rural Residential; Open Space – Water
	South	Rural Desert; Rural Residential
Overlays	There are no zoning or general plan policy overlays in the vicinity of the project site.	
Policy Areas	There are no Policy Areas in the vicinity of the project site.	

2. Reservoir Site

Area Plans	North	Western Coachella Valley Area Plan
	East	Western Coachella Valley Area Plan
	West	Western Coachella Valley Area Plan
	South	Western Coachella Valley Area Plan
Foundation Components	North	Rural
	East	Rural
	West	Rural
	South	Rural
Land Use Designations	North	Rural Residential
	East	Rural Residential
	West	Rural Residential
	South	Rural Residential
Overlays	There are no zoning or general plan policy overlays in the vicinity of the project site.	
Policy Areas	There are no Policy Areas in the vicinity of the project site.	

3. Sewer Lift Station Site

Area Plans	North	Western Coachella Valley Area Plan
	East	Not Applicable
	West	Not Applicable
	South	Not Applicable
Foundation Components	North	Rural
	East	Not Applicable
	West	Not Applicable
	South	Not Applicable
Land Use Designations	North	Rural Desert
	East	Not Applicable
	West	Not Applicable
	South	Not Applicable
Overlays	There are no zoning or general plan policy overlays in the vicinity of the project site.	
Policy Areas	There are no Policy Areas in the vicinity of the project site.	

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any:

The Desert Dunes Specific Plan No. 336

2. Specific Plan Planning Area, and Policies, if any:

Not Applicable

I. Existing Zoning:

- The residential site and open space conservation parcel have a zoning designation of SP Zone (Specific Plan)
- The reservoir site has a zoning designation of W-2 Zone (Controlled Development)
- The sewer lift station site has a City of Cathedral City zoning designation of Open Space

J. Proposed Zoning, if any:

The boundary of the SP area is slightly being changed with 6.4 acres of residential land currently zoned SP added to the golf course and rezoned W-2 and 2.5 acres of golf course land currently zoned W-2 added to the residential area and rezoned SP.

K. Adjacent and Surrounding Zoning:

1. Residential Site

North	W-2 (Controlled Development)
East	R-1 (One Family Dwellings) W-2 (Controlled Development)
South	W-2 (Controlled Development)
West	W-2 (Controlled Development)

2. Reservoir Site

North	W-2 (Controlled Development)
East	W-2 (Controlled Development)
South	W-2 (Controlled Development)
West	W-2 (Controlled Development)

3. Sewer Lift Station Site

North	W-2 (Controlled Development)
East	Not Applicable
South	Not Applicable
West	Not Applicable

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

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

IV. DETERMINATION

On the basis of this initial evaluation:

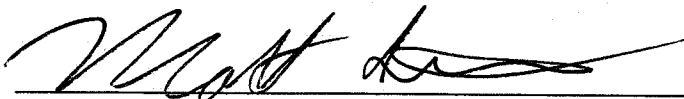
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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

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

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

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



Signature

12/3/12

Date

Matt Straite

Printed Name

Project Planner

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
AESTHETICS Would the project					
1. Scenic Resources					
a) Have a substantial effect upon a scenic highway corridor within which it is located?					X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?					X

Source: Riverside County General Plan Figure C-9 "Scenic Highways"; Riverside County EIR 455

Findings of Fact:

a) Impacts related to scenic highways were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that no scenic highway corridors would be affected by the Specific Plan. With the exception of minor boundary changes to the residential site, the residential and reservoir sites would remain largely the same under the revised project as before and the distance of the sites to the nearest scenic highway would remain the same. As a result, impacts related to scenic highways 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, impacts with regard to scenic highways would be less than significant as the closest designated state scenic highway to the new sewer lift station site is

Route 62, which is located approximately 5 miles west of the lift station site. In addition, 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 adversely affect scenic highways as all improvements would be placed underground. No new or substantially increased significant effects would result from the revised project with respect to scenic highway corridors as the revised project is substantially consistent with the previously analyzed project.

b) Impacts related to visual resources were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that development of land uses allowed by the Specific Plan would result in less than significant impacts to visual resources 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 to visual resources on the residential and reservoir sites would remain the same as those under the approved project as the same viewsheds would be affected. While a new site for the sewer lift station is proposed under the revised project, impacts related to visual resources would be less than significant as no trees, rock outcroppings and unique or landmark features are located on the new sewer lift station site, and the site would not obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. In addition, 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 result in impacts to visual resources as all improvements would be placed underground. Finally, all development under the revised project would adhere to the same mitigation measures listed in the Final EIR to reduce impacts to visual resources. The revised project would not cause any new or more significant impacts related to visual resources than would occur under the approved Specific Plan 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
2. Mt. Palomar Observatory					
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				X	

Source: GIS database, Ord. No. 655 (Regulating Light Pollution); WCVAP Figure 6 "Mt. Palomar Nighttime Lighting Policy"

Findings of Fact:

a) Impacts related to the nighttime use of the Mt. Palomar Observatory were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. According to Western Coachella Valley Area Plan (WCVAP) Figure 6, the project sites and the routes of the off-site infrastructure are located within Zone B of the Mt. Palomar Nighttime lighting policy area. Therefore, the revised project will be required to incorporate, through the standard plan check process, the requirements for Zone B developments as set forth in Riverside County Ordinance No. 655. Therefore, no impact would occur. No new or substantially increased significant effects would result from the revised project with respect to the nighttime use of the observatory.

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
3. Other Lighting Issues					
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?					X
b) Expose residential property to unacceptable light levels?					X

Source: Project Application Description; Riverside County EIR 455

Findings of Fact:

a-b) Impacts related to light and glare were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that development of land uses allowed by the Specific Plan would result in less than significant impacts with regards to light and glare with the incorporation of mitigation measures. Impacts related to light and glare under the revised project would be similar to those under the approved project as the type and amount of lighting proposed on the residential and reservoir sites under the revised project would remain the same as under the approved project. While a new site for the sewer lift station is proposed under the revised project, impacts with regard to light and glare would be less than significant as the sewer lift station would only require minimal lighting for security. In addition, 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 result in light and glare impacts as these proposed improvements would not require lighting. Finally, all development under the revised project would adhere to the same mitigation measures listed in the

Final EIR to reduce impacts related to light and glare. The revised project would not cause any new or more significant impacts related to light and glare than would occur under the approved Specific Plan 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
AGRICULTURE & FOREST RESOURCES Would the project					
4. Agriculture					X
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?					X
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?					X
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?					X
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?					X

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," Project Application Materials

Findings of Fact:

a-d) Impacts related to agricultural resources were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that no agricultural lands would be affected by the Specific Plan as no agricultural land is 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 agricultural lands from the development of 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 agricultural lands would not occur as the site is located in a rural desert area of the County and has not been previously utilized for agricultural uses. In addition, the new sewer lift station site is designated Other Lands on the State Important Farmland Map prepared by the State Department of Conservation, is not presently zoned for agricultural use and is not located within 300 feet of agriculturally zoned property. The new sewer lift station site is also not under a Williamson Act contract. Finally, 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 on agricultural land as these routes are presently developed as roadways. No new or substantially increased significant effects would result from the revised project with respect to agriculture 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
5. Forest				X	
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?					
b) Result in the loss of forest land or conversion of forest land to non-forest use?				X	
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?				X	

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials

Findings of Fact:

a-c) Impacts related to forest resources were not specifically addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The project sites consist of vacant desert land and do not include areas of forest land. In addition, the project sites are not presently zoned for use as forest land. Finally, 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 on forest land as these routes are presently developed as roadways. Therefore, no impacts would occur. No new or substantially increased significant effects would result from the revised project with respect to forest 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
AIR QUALITY Would the project					
6. Air Quality Impacts					X
a) Conflict with or obstruct implementation of the applicable air quality plan?					X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?					X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?					X
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?					X
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?					X
f) Create objectionable odors affecting a substantial number of people?					X

Source: South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook Table 6-2; Riverside County EIR 455

Findings of Fact:

a-e) Impacts related to air quality were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The EIR indicated that pollutant emissions generated by construction activities and operational emissions associated with land uses allowed by the Specific Plan would exceed South Coast Air Quality Management District's thresholds of significance. The EIR recommended mitigation measures that reduce these emissions, but not to insignificant levels. As a result, implementation of the approved project would result in significant and unavoidable air quality impacts. The revised project would result in the construction of fewer residential units (400 units) than authorized under the approved project. As a result, emissions of criteria pollutants from vehicular traffic and area sources under the revised project would be lower than under the approved project. The reservoir site, relocated sewer lift station, and 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 operational emissions. In addition, all development under the revised project would implement the same mitigation measures as the approved project. The revised project would not cause any new or more significant air quality impacts than would occur under the approved Specific Plan as lower emissions would be generated by the revised project during construction and operation.

f) Impacts related to objectionable odors were addressed in the Environmental Assessment (EA) prepared for the Desert Dunes Specific Plan EIR; the EA determined that the types of uses proposed under the approved project were not expected to generate any objectionable odors. The types of land uses planned for the residential and reservoir sites have not changed since certification of the Final EIR. Therefore, impacts related to objectionable odors under the revised project for the residential and reservoir sites would be similar to those under the approved project. While a new site for the sewer lift station is proposed under the revised project, the new sewer lift station would not result in objectionable odors as the facility would be fully enclosed and would not emit odors under normal operating conditions. Finally, no odors would be generated by 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 as the proposed improvements would be placed underground. No new or substantially increased significant effects would result from the revised project with respect to objectionable odors 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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BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan? X

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? X

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? X

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? X

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? X

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	No new significant, or substantially more severe impacts
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?					X
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?					X

Source: CV-MSHCP, Riverside County EIR 455

Findings of Fact:

a, g) Consistency with the Coachella Valley Multi-Species Habitat Conservation Plan (MSHCP) was addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The Final EIR indicated that the Specific Plan would be consistent with the Coachella Valley MSHCP. The 25.0-acre parcel located south of 20th Avenue is located within the Willow Hole Conservation Area of the Coachella Valley MSHCP. Although a sewer lift station was previously proposed in this area, that is no longer proposed here and a majority of this parcel will remain natural open space for conservation and will remain undisturbed with the exception of temporary grading for the construction of a flood control channel outlet facility (approximately 4.6 acres) in the northwest corner. An additional TAKE allocation has been approved for impacts in Willow Hole Conservation area from the construction of the project's channel outlet. Therefore, with the approved additional TAKE authorization, development on the residential site under the revised project is consistent with the Coachella Valley MSHCP. The development footprint of the reservoir site would remain the same under the revised project. Because the site is outside the area covered by the MSHCP, there would be no impact related to conflict with the HCP. While a new site for the sewer lift station is proposed under the revised project, the new site is not located in a conservation area. Finally, 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 consistent with the MSHCP as all improvements would be placed underground and within an existing road right-of-way through the conservation areas. The revised project would not cause any new or more significant impacts with regards to consistency with the MSHCP than would occur under the approved Specific Plan as the revised project is substantially consistent with the previously analyzed project.

b-c) Impacts related to special-status species were addressed in the Final EIR prepared for the Desert Dunes Specific Plan. The EIR indicated that implementation of the approved project would impact

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

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					X
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_{2e}/Year)	GHG Emissions with Applicable Reductions (MTCO_{2e}/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
HYDROLOGY AND WATER QUALITY Would the project					
25. Water Quality Impacts					X
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-year 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					X
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
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

X

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?

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

X

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					X
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
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

<p>50.</p> <p>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?</p>	<p>X</p>
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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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<p>51.</p> <p>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)?</p>	<p>X</p>
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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. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?					X

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 woodstoves.
 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	26,762.45

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	Bi-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2s	
2013											0.00	1,337.45	1,337.45	0.13	0.00	0.00	1,340.19
2014											0.00	1,707.71	1,707.71	0.14	0.00	0.00	1,710.66
2015											0.00	3,054.80	3,054.80	0.21	0.00	0.00	3,059.16
2016											0.00	3,014.73	3,014.73	0.19	0.00	0.00	3,018.75
2017											0.00	2,966.06	2,966.06	0.18	0.00	0.00	2,969.75
2018											0.00	2,943.58	2,943.58	0.16	0.00	0.00	2,947.00
2019											0.00	2,912.48	2,912.48	0.15	0.00	0.00	2,915.68
2020											0.00	2,893.89	2,893.89	0.14	0.00	0.00	2,896.89
2021											0.00	2,855.33	2,855.33	0.13	0.00	0.00	2,858.13
2022											0.00	2,819.01	2,819.01	0.13	0.00	0.00	2,821.64
2023											0.00	244.29	244.29	0.01	0.00	0.00	244.60
Total											0.00	26,749.33	26,749.33	1.57	0.00	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	153,472.53	153,472.53	1.72	0.00	153,508.58
Waste												475.06	0.00	475.06	28.08	0.00	1,064.64
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	162,887.40

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use DPF for Construction Equipment

3.2 Grading - 2013

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	
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

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	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 - 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

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									
Fugitive Dust												0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Off-Road												0.00	132.93	132.93	0.01	0.00	0.00	0.00	0.00	132.93	0.01	0.00	0.00	0.00	133.18
Total												0.00	132.93	132.93	0.01	0.00	0.00	0.00	132.93	0.01	0.00	0.00	0.00	133.18	

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	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker												0.00	5.32	5.32	0.00	0.00	0.00	0.00	5.32	0.00	0.00	0.00	0.00	0.00	5.33
Total												0.00	5.32	5.32	0.00	0.00	0.00	0.00	5.32	0.00	0.00	0.00	0.00	5.33	

3.2 Grading - 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
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	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	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	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	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	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	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	216.69
Total											0.00	216.21	216.21	0.02	0.00	216.69

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	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	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	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	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	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

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	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						
					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	0.04	0.00	478.97
Total												0.00	478.23	0.04	0.00	478.97

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
Vendor												0.00	864.60	0.01	0.00	864.83
Worker												0.00	1,600.75	0.12	0.00	1,603.21
Total												0.00	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	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	478.91
Total												0.00	478.23	478.23	0.03	0.00	478.91

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	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	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	0.03	0.00	480.68
Total												0.00	480.06	0.03	0.00	480.68

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
Vendor												0.00	866.93	0.01	0.00	867.13
Worker												0.00	1,546.90	0.10	0.00	1,549.08
Total												0.00	2,413.83	0.11	0.00	2,416.21

3.4 Building Construction - 2020

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	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	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 - 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	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	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	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	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
Total											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
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

3.5 Architectural Coating - 2023

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		
Archit. Coating												0.00	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	24.90
Total												0.00	24.86	24.86	0.00	0.00	24.90	24.90

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	0.00
Vendor												0.00	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	219.70
Total												0.00	219.43	219.43	0.01	0.00	219.70	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	NIlo- 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	NIlo- 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	150,795.58	150,795.58	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		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT		
Health Club	987.90	626.10	801.90	2,829,604	2,776,340		
Single Family Housing	17,704.50	18,648.00	16,224.50	87,989,516	86,333,201		
Total	18,692.40	19,274.10	17,026.40	90,819,120	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-C	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				
	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
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

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use kBtu	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	
Health Club	998700												0.00	53.29	0.00	0.00	0.00	53.62
Single Family Housing	7.49709e+007												0.00	4,000.73	0.08	0.07	0.07	4,025.08
Total													0.00	4,054.02	0.08	0.07	0.07	4,078.70

Mitigated

Land Use	NaturalGas Use kBtu	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	
Health Club	901740												0.00	48.12	0.00	0.00	0.00	48.41
Single Family Housing	6.21745e+007												0.00	3,317.87	0.06	0.06	0.06	3,338.06
Total													0.00	3,365.99	0.06	0.06	0.06	3,386.47

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	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	
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	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					498.58	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 Mgal	ROG	NOX	CO	SO2	Total CO2	CH4	N2O	CO2e
Health Club	1,77429 / 1,08747					10.25	0.05	0.00	11.87
Single Family Housing	120,535 / 75,9894					703.43	3.71	0.10	813.39
Total						713.68	3.76	0.10	825.26

Mitigated

Land Use	Indoor/Outdoor Use Mgal	ROG	NOX	CO	SO2	Total CO2	CH4	N2O	CO2e
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

	tons/yr						MT/yr			
	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e		
Mitigated					332.54	19.65	0.00	745.25		
Unmitigated					475.06	28.08	0.00	1,064.64		
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	

8.2 Waste by Land Use

Unmitigated

Land Use	Waste Disposed tons	tons/yr							MT/yr			
		ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e			
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

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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.FIRE. 6 SP-#85-FINAL FIRE REQUIRE INEFFECT

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 7 SP-#100-FIRE STATION INEFFECT

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire station may be needed to meet anticipated service demands, given project densities.

10.FIRE. 8 SP-#101-DISCL/FLAG LOT INEFFECT

1) For safety reasons flag lots are not permitted by the fire department.

10.FIRE. 9 SP-#47 SECONDARY ACCESS INEFFECT

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT INEFFECT

Specific Plan 336 (Desert Dunes) and EIR 455 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, 18-th street on the north, Bubbling Wells Road on the East and 20-th Avenue on the south. As acknowledged in the SP and EIR document, the entire site is presently subject to extreme flood hazard, shown as a 100 year Zone AO floodplain delineated on Panel No. 060245-0925B 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 three major streams confluence on the site and major flood control infrastructure will be required to develop the site to the proposed density. The

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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

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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.)

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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