Proposed NorthStar Specific Plan - Operation

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	230.00	1000sqft	16.00	230,000.00	0
Industrial Park	381.04	1000sqft	28.20	381,035.00	0
Parking Lot	3,005.00	Space	27.04	1,202,000.00	0
Arena	260.00	1000sqft	41.40	260,000.00	0
Golf Course	18.00	Hole	245.90	0.00	0
Health Club	35.00	1000sqft	0.00	35,000.00	0
Hotel	350.00	Room	17.60	508,200.00	0
Apartments Low Rise	216.00	Dwelling Unit	9.95	216,000.00	618
Apartments Mid Rise	550.00	Dwelling Unit	33.20	550,000.00	1573
Single Family Housing	54.00	Dwelling Unit	7.30	97,200.00	154
Regional Shopping Center	400.00	1000sqft	36.20	400,000.00	0
Regional Shopping Center	100.00	1000sqft	20.00	100,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2023
Utility Company	Imperial Irrigation District				
CO2 Intensity (lb/MWhr)	1270.9	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - See SWAPE comment about golf course, arena, and parking land uses.

Construction Phase - Consistent with Addendum's model.

Vehicle Trips - Consistent with Addendum's model.

Woodstoves - See SWAPE comment about gas fireplaces.

Mobile Land Use Mitigation - See SWAPE comment about operational mitigation measures.

Area Mitigation - See SWAPE comment about operational mitigation measures.

Water Mitigation - See SWAPE comment about operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	500.00	0.00
tblConstructionPhase	PhaseEndDate	3/3/2023	4/4/2021
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	10.80	0.00
tblFireplaces	NumberWood	27.50	0.00
tblFireplaces	NumberWood	2.70	0.00
tblLandUse	LotAcreage	5.28	16.00
tblLandUse	LotAcreage	8.75	28.20
tblLandUse	LotAcreage	83.57	41.40
tblLandUse	LotAcreage	125.66	245.90
tblLandUse	LotAcreage	0.80	0.00
tblLandUse	LotAcreage	11.67	17.60
tblLandUse	LotAcreage	13.50	9.95

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tblLandUse	LotAcreage	14.47	33.20
tblLandUse	LotAcreage	17.53	7.30
tblLandUse	LotAcreage	2.30	20.00
tblLandUse	LotAcreage	9.18	36.20
tblVehicleTrips	ST_TR	7.16	7.34
tblVehicleTrips	ST_TR	6.39	4.91
tblVehicleTrips	ST_TR	10.71	33.35
tblVehicleTrips	ST_TR	2.46	2.21
tblVehicleTrips	ST_TR	40.63	19.89
tblVehicleTrips	ST_TR	20.87	33.35
tblVehicleTrips	ST_TR	49.97	46.12
tblVehicleTrips	ST_TR	2.49	2.54
tblVehicleTrips	ST_TR	9.91	9.54
tblVehicleTrips	SU_TR	6.07	6.01
tblVehicleTrips	SU_TR	5.86	4.09
tblVehicleTrips	SU_TR	10.71	33.35
tblVehicleTrips	SU_TR	1.05	0.70
tblVehicleTrips	SU_TR	39.53	18.89
tblVehicleTrips	SU_TR	26.73	33.35
tblVehicleTrips	SU_TR	25.24	21.10
tblVehicleTrips	SU_TR	0.73	1.24
tblVehicleTrips	SU_TR	8.62	8.55
tblVehicleTrips	WD_TR	6.59	8.63
tblVehicleTrips	WD_TR	6.65	5.44
tblVehicleTrips	WD_TR	10.71	33.35
tblVehicleTrips	WD_TR	11.03	9.74
tblVehicleTrips	WD_TR	35.74	30.38

tblVehicleTrips	WD_TR	32.93	33.35
tblVehicleTrips	WD_TR	8.17	8.36
tblVehicleTrips	WD_TR	42.70	37.75
tblVehicleTrips	WD_TR	6.83	3.37
tblVehicleTrips	WD_TR	9.52	9.44
tblWoodstoves	NumberCatalytic	10.80	0.00
tblWoodstoves	NumberCatalytic	27.50	0.00
tblWoodstoves	NumberCatalytic	2.70	0.00
tblWoodstoves	NumberNoncatalytic	10.80	0.00
tblWoodstoves	NumberNoncatalytic	27.50	0.00
tblWoodstoves	NumberNoncatalytic	2.70	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	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
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	1.5523	0.0000	0.0000	1.4420	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**1.5523**	**0.0000**	**0.0000**	**1.4420**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	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
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	1.5523	0.0000	0.0000	1.4420	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**1.5523**	**0.0000**	**0.0000**	**1.4420**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	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	N20	CO2e
Percent Reduction	**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**	**0.00**	**0.00**

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2.2 Overall Operational

Unmitigated Operational

	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
Category	lb/day										lb/day					
Area	67.0941	12.3464	73.0740	0.0774		1.3111	1.3111		1.3111	1.3111	0.0000	14,882.8588	14,882.8588	0.4028	0.2706	14,973.5671
Energy	1.6683	14.9545	11.1854	0.0910		1.1527	1.1527		1.1527	1.1527		18,199.8232	18,199.8232	0.3488	0.3337	18,307.9757
Mobile	57.9740	410.1768	624.5247	2.9308	234.7312	1.7149	236.4460	62.7961	1.5982	64.3943		300,026.8541	300,026.8541	15.3652		300,410.9840
Total	**126.7364**	**437.4778**	**708.7841**	**3.0992**	**234.7312**	**4.1786**	**238.9098**	**62.7961**	**4.0620**	**66.8581**	**0.0000**	**333,109.5361**	**333,109.5361**	**16.1168**	**0.6043**	**333,692.5268**

Mitigated Operational

	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
Category	lb/day										lb/day					
Area	67.0941	12.3464	73.0740	0.0774		1.3111	1.3111		1.3111	1.3111	0.0000	14,882.8588	14,882.8588	0.4028	0.2706	14,973.5671
Energy	1.6683	14.9545	11.1854	0.0910		1.1527	1.1527		1.1527	1.1527		18,199.8232	18,199.8232	0.3488	0.3337	18,307.9757
Mobile	57.9740	410.1768	624.5247	2.9308	234.7312	1.7149	236.4460	62.7961	1.5982	64.3943		300,026.8541	300,026.8541	15.3652		300,410.9840
Total	**126.7364**	**437.4778**	**708.7841**	**3.0992**	**234.7312**	**4.1786**	**238.9098**	**62.7961**	**4.0620**	**66.8581**	**0.0000**	**333,109.5361**	**333,109.5361**	**16.1168**	**0.6043**	**333,692.5268**

	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	N20	CO2e
Percent Reduction	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	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	4/5/2021	4/4/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 27.04

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

3.2 Demolition - 2021

Mitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Pedestrian Network

	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
Category	lb/day										lb/day					
Mitigated	57.9740	410.1768	624.5247	2.9308	234.7312	1.7149	236.4460	62.7961	1.5982	64.3943		300,026.8541	300,026.8541	15.3652		300,410.9840
Unmitigated	57.9740	410.1768	624.5247	2.9308	234.7312	1.7149	236.4460	62.7961	1.5982	64.3943		300,026.8541	300,026.8541	15.3652		300,410.9840

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	1,864.08	1,585.44	1298.16	5,957,560	5,957,560
Apartments Mid Rise	2,992.00	2,700.50	2249.50	9,719,356	9,719,356
Arena	8,671.00	8,671.00	8671.00	18,716,369	18,716,369
General Office Building	2,240.20	508.30	161.00	5,462,815	5,462,815
Golf Course	546.84	358.02	340.02	1,194,180	1,194,180
Health Club	1,167.25	1,167.25	1167.25	2,496,480	2,496,480
Hotel	2,926.00	2,866.50	2082.50	6,674,120	6,674,120
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	15,100.00	18,448.00	8440.00	31,635,610	31,635,610
Regional Shopping Center	3,775.00	4,612.00	2110.00	7,908,902	7,908,902
Industrial Park	1,284.09	967.83	472.48	4,465,903	4,465,903
Single Family Housing	509.76	515.16	461.70	1,721,102	1,721,102
Total	41,076.22	42,400.00	27,453.61	95,952,399	95,952,399

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Arena	16.60	8.40	6.90	0.00	81.00	19.00	66	28	6
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Golf Course	16.60	8.40	6.90	33.00	48.00	19.00	52	39	9
Health Club	16.60	8.40	6.90	16.90	64.10	19.00	52	39	9
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11
Industrial Park	16.60	8.40	6.90	59.00	28.00	13.00	79	19	2
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.548600	0.036250	0.186898	0.112544	0.014284	0.004806	0.017604	0.070134	0.001409	0.001147	0.004508	0.000918	0.000898
Apartments Mid Rise	0.548600	0.036250	0.186898	0.112544	0.014284	0.004806	0.017604	0.070134	0.001409	0.001147	0.004508	0.000918	0.000898
Arena	0.548600	0.036250	0.186898	0.112544	0.014284	0.004806	0.017604	0.070134	0.001409	0.001147	0.004508	0.000918	0.000898
General Office Building	0.548600	0.036250	0.186898	0.112544	0.014284	0.004806	0.017604	0.070134	0.001409	0.001147	0.004508	0.000918	0.000898
Golf Course	0.548600	0.036250	0.186898	0.112544	0.014284	0.004806	0.017604	0.070134	0.001409	0.001147	0.004508	0.000918	0.000898
Health Club	0.548600	0.036250	0.186898	0.112544	0.014284	0.004806	0.017604	0.070134	0.001409	0.001147	0.004508	0.000918	0.000898
Hotel	0.548600	0.036250	0.186898	0.112544	0.014284	0.004806	0.017604	0.070134	0.001409	0.001147	0.004508	0.000918	0.000898
Parking Lot	0.548600	0.036250	0.186898	0.112544	0.014284	0.004806	0.017604	0.070134	0.001409	0.001147	0.004508	0.000918	0.000898
Regional Shopping Center	0.548600	0.036250	0.186898	0.112544	0.014284	0.004806	0.017604	0.070134	0.001409	0.001147	0.004508	0.000918	0.000898
Industrial Park	0.548600	0.036250	0.186898	0.112544	0.014284	0.004806	0.017604	0.070134	0.001409	0.001147	0.004508	0.000918	0.000898
Single Family Housing	0.548600	0.036250	0.186898	0.112544	0.014284	0.004806	0.017604	0.070134	0.001409	0.001147	0.004508	0.000918	0.000898

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

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	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
Category	lb/day										lb/day					
NaturalGas M'tigated	1.6683	14.9545	11.1854	0.0910		1.1527	1.1527		1.1527	1.1527		18,199.8232	18,199.8232	0.3488	0.3337	18,307.9757
NaturalGas Unmitigated	1.6683	14.9545	11.1854	0.0910		1.1527	1.1527		1.1527	1.1527		18,199.8232	18,199.8232	0.3488	0.3337	18,307.9757

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	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
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	9216.69	0.0994	0.8494	0.3614	5.4200e-003		0.0687	0.0687		0.0687	0.0687		1,084.3165	1,084.3165	0.0208	0.0199	1,090.7601
Apartments Mid Rise	22292.4	0.2404	2.0544	0.8742	0.0131		0.1661	0.1661		0.1661	0.1661		2,622.6411	2,622.6411	0.0503	0.0481	2,638.2261
Arena	23143.6	0.2496	2.2690	1.9059	0.0136		0.1724	0.1724		0.1724	0.1724		2,722.7720	2,722.7720	0.0522	0.0499	2,738.9520
General Office Building	2186.58	0.0236	0.2144	0.1801	1.2900e-003		0.0163	0.0163		0.0163	0.0163		257.2442	257.2442	4.9300e-003	4.7200e-003	258.7728
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Health Club	3115.48	0.0336	0.3054	0.2566	1.8300e-003		0.0232	0.0232		0.0232	0.0232		366.5270	366.5270	7.0300e-003	6.7200e-003	368.7051
Hotel	83553.6	0.9011	8.1915	6.8809	0.0492		0.6226	0.6226		0.6226	0.6226		9,829.8411	9,829.8411	0.1884	0.1802	9,888.2549
Industrial Park	3622.44	0.0391	0.3551	0.2983	2.1300e-003		0.0270	0.0270		0.0270	0.0270		426.1697	426.1697	8.1700e-003	7.8100e-003	428.7022
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	2432.88	0.0262	0.2385	0.2004	1.4300e-003		0.0181	0.0181		0.0181	0.0181		286.2208	286.2208	5.4900e-003	5.2500e-003	287.9217
Regional Shopping Center	608.219	6.5600e-003	0.0596	0.0501	3.6000e-004		4.5300e-003	4.5300e-003		4.5300e-003	4.5300e-003		71.5552	71.5552	1.3700e-003	1.3100e-003	71.9804
Single Family Housing	4526.55	0.0488	0.4172	0.1775	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.5357	532.5357	0.0102	9.7600e-003	535.7003
Total		**1.6683**	**14.9545**	**11.1854**	**0.0910**		**1.1527**	**1.1527**		**1.1527**	**1.1527**		**18,199.8232**	**18,199.8232**	**0.3489**	**0.3337**	**18,307.9757**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	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
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	9.21669	0.0994	0.8494	0.3614	5.4200e-003		0.0687	0.0687		0.0687	0.0687		1,084.3165	1,084.3165	0.0208	0.0199	1,090.7601
Apartments Mid Rise	22.2924	0.2404	2.0544	0.8742	0.0131		0.1661	0.1661		0.1661	0.1661		2,622.6411	2,622.6411	0.0503	0.0481	2,638.2261
Arena	23.1436	0.2496	2.2690	1.9059	0.0136		0.1724	0.1724		0.1724	0.1724		2,722.7720	2,722.7720	0.0522	0.0499	2,738.9520
General Office Building	2.18658	0.0236	0.2144	0.1801	1.2900e-003		0.0163	0.0163		0.0163	0.0163		257.2442	257.2442	4.9300e-003	4.7200e-003	258.7728
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Health Club	3.11548	0.0336	0.3054	0.2566	1.8300e-003		0.0232	0.0232		0.0232	0.0232		366.5270	366.5270	7.0300e-003	6.7200e-003	368.7051
Hotel	83.5536	0.9011	8.1915	6.8809	0.0492		0.6226	0.6226		0.6226	0.6226		9,829.8411	9,829.8411	0.1884	0.1802	9,888.2549
Industrial Park	3.62244	0.0391	0.3551	0.2983	2.1300e-003		0.0270	0.0270		0.0270	0.0270		426.1697	426.1697	8.1700e-003	7.8100e-003	428.7022
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0.608219	6.5600e-003	0.0596	0.0501	3.6000e-004		4.5300e-003	4.5300e-003		4.5300e-003	4.5300e-003		71.5552	71.5552	1.3700e-003	1.3100e-003	71.9804
Regional Shopping Center	2.43288	0.0262	0.2385	0.2004	1.4300e-003		0.0181	0.0181		0.0181	0.0181		286.2208	286.2208	5.4900e-003	5.2500e-003	287.9217
Single Family Housing	4.52655	0.0488	0.4172	0.1775	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.5357	532.5357	0.0102	9.7600e-003	535.7003
Total		**1.6683**	**14.9545**	**11.1854**	**0.0910**		**1.1527**	**1.1527**		**1.1527**	**1.1527**		**18,199.8232**	**18,199.8232**	**0.3489**	**0.3337**	**18,307.9757**

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

	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
Category	lb/day										lb/day					
Mitigated	67.0941	12.3464	73.0740	0.0774		1.3111	1.3111		1.3111	1.3111	0.0000	14,882.8588	14,882.8588	0.4028	0.2706	14,973.5671
Unmitigated	67.0941	12.3464	73.0740	0.0774		1.3111	1.3111		1.3111	1.3111	0.0000	14,882.8588	14,882.8588	0.4028	0.2706	14,973.5671

6.2 Area by SubCategory

Unmitigated

	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
SubCategory	lb/day										lb/day					
Architectural Coating	6.6387					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	57.0186					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.3530	11.5620	4.9200	0.0738		0.9348	0.9348		0.9348	0.9348	0.0000	14,760.0000	14,760.0000	0.2829	0.2706	14,847.7113
Landscaping	2.0837	0.7844	68.1540	3.6100e-003		0.3763	0.3763		0.3763	0.3763		122.8588	122.8588	0.1199		125.8558
Total	**67.0941**	**12.3464**	**73.0740**	**0.0774**		**1.3111**	**1.3111**		**1.3111**	**1.3111**	**0.0000**	**14,882.8588**	**14,882.8588**	**0.4028**	**0.2706**	**14,973.5671**

6.2 Area by SubCategory

Mitigated

	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
SubCategory	lb/day										lb/day					
Architectural Coating	6.6387					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	57.0186					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.3530	11.5620	4.9200	0.0738		0.9348	0.9348		0.9348	0.9348	0.0000	14,760.0000	14,760.0000	0.2829	0.2706	14,847.7113
Landscaping	2.0837	0.7844	68.1540	3.6100e-003		0.3763	0.3763		0.3763	0.3763		122.8588	122.8588	0.1199		125.8558
Total	**67.0941**	**12.3464**	**73.0740**	**0.0774**		**1.3111**	**1.3111**		**1.3111**	**1.3111**	**0.0000**	**14,882.8588**	**14,882.8588**	**0.4028**	**0.2706**	**14,973.5671**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Attachment C

Start date and time 04/05/21 17:11:54

AERSCREEN 16216

Coachella Valley Arena

Coachella Valley Arena

---------- DATA ENTRY VALIDATION ----------

	METRIC	ENGLISH
** AREADATA **	----------	----------
Emission Rate:	0.665E-02 g/s	0.528E-01 lb/hr
Area Height:	3.00 meters	9.84 feet
Area Source Length:	998.50 meters	3275.92 feet
Area Source Width:	180.00 meters	590.55 feet
Vertical Dimension:	1.50 meters	4.92 feet
Model Mode:	URBAN	
Population:	2471000	
Dist to Ambient Air:	1.0 meters	3. feet

** BUILDING DATA **

No Building Downwash Parameters

** TERRAIN DATA **

No Terrain Elevations

Source Base Elevation: 0.0 meters 0.0 feet

Probe distance: 5000. meters 16404. feet

No flagpole receptors

No discrete receptors used

** FUMIGATION DATA **

No fumigation requested

** METEOROLOGY DATA **

Min/Max Temperature: 250.0 / 310.0 K -9.7 / 98.3 Deg F

Minimum Wind Speed: 0.5 m/s

```
Anemometer Height:   10.000 meters

Dominant Surface Profile: Urban

Dominant Climate Type:    Average Moisture

Surface friction velocity (u*): not adjusted

DEBUG OPTION ON

AERSCREEN output file:

2021.04.05_CoachellaValleyArena_Construction.out

*** AERSCREEN Run is Ready to Begin

No terrain used, AERMAP will not be run
**************************************************

SURFACE CHARACTERISTICS & MAKEMET

Obtaining surface characteristics...
```

```
Using AERMET seasonal surface characteristics for Urban with Average Moisture

Season              Albedo     Bo       zo

Winter               0.35     1.50     1.000

Spring               0.14     1.00     1.000

Summer               0.16     2.00     1.000

Autumn               0.18     2.00     1.000


Creating met files aerscreen_01_01.sfc & aerscreen_01_01.pfl


Creating met files aerscreen_02_01.sfc & aerscreen_02_01.pfl


Creating met files aerscreen_03_01.sfc & aerscreen_03_01.pfl


Creating met files aerscreen_04_01.sfc & aerscreen_04_01.pfl


Buildings and/or terrain present or rectangular area source, skipping probe


FLOWSECTOR   started 04/05/21 17:12:41
 ******************************************


  Running AERMOD

 Processing Winter


Processing surface roughness sector  1
```

```
****************************************************
Processing wind flow sector   1

 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector   0

    ********   WARNING MESSAGES   ********

               ***  NONE  ***

****************************************************
Processing wind flow sector   2

 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector   5

    ********   WARNING MESSAGES   ********

               ***  NONE  ***

****************************************************
Processing wind flow sector   3

 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector  10

    ********   WARNING MESSAGES   ********

               ***  NONE  ***
```

```
****************************************************

Processing wind flow sector   4


 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector  15


    ********   WARNING MESSAGES   ********

               ***  NONE  ***

 *****************************************


  Running AERMOD

 Processing Spring


Processing surface roughness sector  1


****************************************************

Processing wind flow sector   1


 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector   0


    ********   WARNING MESSAGES   ********

               ***  NONE  ***


****************************************************

Processing wind flow sector   2
```

```
 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector   5

    ********   WARNING MESSAGES   ********

               ***  NONE  ***

****************************************************
Processing wind flow sector   3

 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector  10

    ********   WARNING MESSAGES   ********

               ***  NONE  ***

****************************************************
Processing wind flow sector   4

 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector  15

    ********   WARNING MESSAGES   ********

               ***  NONE  ***
 ******************************************

  Running AERMOD

 Processing Summer
```

```
Processing surface roughness sector  1

****************************************************

Processing wind flow sector   1

 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector   0

    ********   WARNING MESSAGES   ********

               ***  NONE  ***

****************************************************

Processing wind flow sector   2

 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector   5

    ********   WARNING MESSAGES   ********

               ***  NONE  ***

****************************************************

Processing wind flow sector   3

 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector  10

    ********   WARNING MESSAGES   ********

               ***  NONE  ***
```

```
****************************************************

Processing wind flow sector   4


 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector  15


    ********   WARNING MESSAGES   ********

               ***  NONE  ***

 *****************************************


  Running AERMOD

 Processing Autumn


Processing surface roughness sector  1


****************************************************

Processing wind flow sector   1


 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector   0


    ********   WARNING MESSAGES   ********

               ***  NONE  ***


****************************************************

Processing wind flow sector   2
```

```
 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector   5

    ********   WARNING MESSAGES   ********

               ***  NONE  ***

****************************************************

Processing wind flow sector   3

 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector  10

    ********   WARNING MESSAGES   ********

               ***  NONE  ***

****************************************************

Processing wind flow sector   4

 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector  15

    ********   WARNING MESSAGES   ********

               ***  NONE  ***

FLOWSECTOR   ended 04/05/21 17:13:08

REFINE       started 04/05/21 17:13:08
```

```
AERMOD Finishes Successfully for REFINE stage 3 Winter sector   0

   ********   WARNING MESSAGES   ********

              ***  NONE  ***

REFINE       ended 04/05/21 17:13:12

 ********************************************
 AERSCREEN Finished Successfully
 With no errors or warnings
 Check log file for details
 ********************************************

 Ending date and time  04/05/21 17:13:14
```

```
 Concentration     Distance Elevation  Diag  Season/Month   Zo sector       Date
 H0     U*     W*  DT/DZ ZICNV ZIMCH  M-O LEN    Z0  BOWEN ALBEDO  REF WS     HT
REF TA     HT
   0.16133E+01         1.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.16329E+01        25.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.16523E+01        50.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.16707E+01        75.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.16882E+01       100.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.17047E+01       125.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.17163E+01       150.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.17311E+01       175.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.17450E+01       200.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.17583E+01       225.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.17711E+01       250.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.17833E+01       275.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.17952E+01       300.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.18064E+01       325.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.18171E+01       350.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.18276E+01       375.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
```

```
310.0    2.0
   0.18377E+01       400.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.18479E+01       425.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.18573E+01       450.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.18658E+01       475.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
*  0.18746E+01       500.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.14791E+01       525.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.12670E+01       550.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.11227E+01       575.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10158E+01       600.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.92533E+00       625.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.85025E+00       650.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.78628E+00       675.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.69678E+00       700.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.65566E+00       725.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.61824E+00       750.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.58454E+00       775.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.55432E+00       800.00      0.00   0.0        Winter       0-360   10011001
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-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.52665E+00       825.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.50121E+00       850.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.47807E+00       875.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.45693E+00       900.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.43748E+00       925.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.41917E+00       950.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.40228E+00       975.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.38665E+00      1000.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.37214E+00      1025.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.35863E+00      1050.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.34603E+00      1075.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.33400E+00      1100.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.32270E+00      1125.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.31205E+00      1150.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.30204E+00      1175.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.29260E+00      1200.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
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   0.28370E+00      1225.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.27530E+00      1250.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.26734E+00      1275.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.25980E+00      1300.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.25258E+00      1325.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.24566E+00      1350.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.23909E+00      1375.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.23282E+00      1400.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.22686E+00      1425.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.22116E+00      1450.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.21572E+00      1475.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.21052E+00      1500.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.20555E+00      1525.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.20078E+00      1550.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.19621E+00      1575.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.19183E+00      1600.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.18762E+00      1625.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
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310.0    2.0
   0.18358E+00      1650.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.17969E+00      1675.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.17595E+00      1700.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.17230E+00      1725.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.16878E+00      1750.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.16538E+00      1775.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.16211E+00      1800.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.15895E+00      1825.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.15590E+00      1850.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.15294E+00      1875.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.15008E+00      1900.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.14732E+00      1925.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.14464E+00      1950.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.14205E+00      1975.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.13954E+00      2000.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.13711E+00      2025.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.13476E+00      2050.00      0.00   0.0        Winter       0-360   10011001
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-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.13247E+00      2075.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.13025E+00      2100.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.12810E+00      2125.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.12601E+00      2150.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.12398E+00      2175.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.12201E+00      2200.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.12010E+00      2225.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.11823E+00      2250.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.11642E+00      2275.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.11466E+00      2300.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.11294E+00      2325.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.11127E+00      2350.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10965E+00      2375.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10806E+00      2400.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10651E+00      2425.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10499E+00      2450.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
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   0.10350E+00      2475.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10206E+00      2500.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10065E+00      2525.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.99272E-01      2550.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.97929E-01      2575.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.96617E-01      2600.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.95336E-01      2625.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.94085E-01      2650.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.92863E-01      2675.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.91668E-01      2700.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.90500E-01      2725.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.89358E-01      2750.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.88241E-01      2775.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.87149E-01      2800.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.86080E-01      2825.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.85034E-01      2850.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.84010E-01      2875.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
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310.0    2.0
   0.83008E-01      2900.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.82027E-01      2925.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.81066E-01      2950.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.80124E-01      2975.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.79202E-01      3000.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.78299E-01      3025.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.77413E-01      3050.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.76545E-01      3075.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.75693E-01      3100.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.74859E-01      3125.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.74040E-01      3150.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.73237E-01      3175.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.72449E-01      3200.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.71676E-01      3225.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.70918E-01      3250.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.70173E-01      3275.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.69442E-01      3300.00      0.00   0.0        Winter       0-360   10011001
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-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.68725E-01      3325.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.68020E-01      3350.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.67328E-01      3375.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.66648E-01      3400.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.65980E-01      3425.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.65324E-01      3450.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.64680E-01      3475.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.64046E-01      3500.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.63421E-01      3525.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.62806E-01      3550.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.62201E-01      3575.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.61607E-01      3600.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.61022E-01      3625.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.60447E-01      3650.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.59881E-01      3675.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.59325E-01      3700.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
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   0.58777E-01      3725.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.58239E-01      3750.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.57709E-01      3775.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.57187E-01      3800.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.56674E-01      3825.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.56168E-01      3850.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.55671E-01      3875.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.55181E-01      3900.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.54699E-01      3925.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.54223E-01      3950.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.53755E-01      3975.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.53295E-01      4000.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.52841E-01      4025.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.52393E-01      4050.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.51953E-01      4075.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.51516E-01      4100.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.51085E-01      4125.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
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310.0    2.0
   0.50661E-01      4150.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.50242E-01      4175.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.49830E-01      4200.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.49423E-01      4225.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.49022E-01      4250.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.48627E-01      4275.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.48166E-01      4300.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.47785E-01      4325.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.47410E-01      4350.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.47040E-01      4375.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.46674E-01      4400.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.46314E-01      4425.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.45958E-01      4450.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.45607E-01      4475.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.45261E-01      4500.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.44919E-01      4525.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.44582E-01      4550.00      0.00   0.0        Winter       0-360   10011001
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-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.44249E-01      4575.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.43920E-01      4600.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.43596E-01      4625.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.43276E-01      4650.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.42959E-01      4675.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.42647E-01      4700.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.42339E-01      4725.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.42034E-01      4750.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.41733E-01      4775.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.41436E-01      4800.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.41143E-01      4825.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.40853E-01      4850.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.40566E-01      4875.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.40284E-01      4900.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.40004E-01      4925.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.39728E-01      4950.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
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   0.39455E-01      4975.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.39186E-01      5000.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
```

Start date and time 04/05/21 17:13:38

AERSCREEN 16216

Coachella Valley Arena Operation

Coachella Valley Arena Operation

---------- DATA ENTRY VALIDATION ----------

	METRIC	ENGLISH
** AREADATA **	----------	----------
Emission Rate:	0.0155 g/s	0.123 lb/hr
Area Height:	3.00 meters	9.84 feet
Area Source Length:	998.50 meters	3275.92 feet
Area Source Width:	180.00 meters	590.55 feet
Vertical Dimension:	1.50 meters	4.92 feet
Model Mode:	URBAN	
Population:	2471000	
Dist to Ambient Air:	1.0 meters	3. feet

** BUILDING DATA **

No Building Downwash Parameters

** TERRAIN DATA **

No Terrain Elevations

Source Base Elevation: 0.0 meters 0.0 feet

Probe distance: 5000. meters 16404. feet

No flagpole receptors

No discrete receptors used

** FUMIGATION DATA **

No fumigation requested

** METEOROLOGY DATA **

Min/Max Temperature: 250.0 / 310.0 K -9.7 / 98.3 Deg F

Minimum Wind Speed: 0.5 m/s

```
Anemometer Height:   10.000 meters

Dominant Surface Profile: Urban
Dominant Climate Type:    Average Moisture

Surface friction velocity (u*): not adjusted

DEBUG OPTION ON

AERSCREEN output file:
2021.04.05_CoachellaValleyArena_Operation.out

*** AERSCREEN Run is Ready to Begin

No terrain used, AERMAP will not be run
**************************************************

SURFACE CHARACTERISTICS & MAKEMET
Obtaining surface characteristics...
```

```
Using AERMET seasonal surface characteristics for Urban with Average Moisture

Season              Albedo     Bo       zo

Winter               0.35     1.50     1.000

Spring               0.14     1.00     1.000

Summer               0.16     2.00     1.000

Autumn               0.18     2.00     1.000


Creating met files aerscreen_01_01.sfc & aerscreen_01_01.pfl


Creating met files aerscreen_02_01.sfc & aerscreen_02_01.pfl


Creating met files aerscreen_03_01.sfc & aerscreen_03_01.pfl


Creating met files aerscreen_04_01.sfc & aerscreen_04_01.pfl


Buildings and/or terrain present or rectangular area source, skipping probe


FLOWSECTOR   started 04/05/21 17:14:32
 ******************************************


  Running AERMOD

 Processing Winter


Processing surface roughness sector  1
```

```
****************************************************
Processing wind flow sector   1

 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector   0

    ********   WARNING MESSAGES   ********

               ***  NONE  ***

****************************************************
Processing wind flow sector   2

 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector   5

    ********   WARNING MESSAGES   ********

               ***  NONE  ***

****************************************************
Processing wind flow sector   3

 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector  10

    ********   WARNING MESSAGES   ********

               ***  NONE  ***
```

```
****************************************************

Processing wind flow sector   4


 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector  15


    ********   WARNING MESSAGES   ********

               ***  NONE  ***

 *****************************************


  Running AERMOD

 Processing Spring


Processing surface roughness sector  1


****************************************************

Processing wind flow sector   1


 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector   0


    ********   WARNING MESSAGES   ********

               ***  NONE  ***


****************************************************

Processing wind flow sector   2
```

```
 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector   5

    ********   WARNING MESSAGES   ********

               ***  NONE  ***

*****************************************************
Processing wind flow sector   3

 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector  10

    ********   WARNING MESSAGES   ********

               ***  NONE  ***

*****************************************************
Processing wind flow sector   4

 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector  15

    ********   WARNING MESSAGES   ********

               ***  NONE  ***
 ******************************************

  Running AERMOD

 Processing Summer
```

```
Processing surface roughness sector  1

**************************************************

Processing wind flow sector   1

 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector   0

    ********   WARNING MESSAGES   ********

               ***  NONE  ***

**************************************************

Processing wind flow sector   2

 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector   5

    ********   WARNING MESSAGES   ********

               ***  NONE  ***

**************************************************

Processing wind flow sector   3

 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector  10

    ********   WARNING MESSAGES   ********

               ***  NONE  ***
```

```
****************************************************

Processing wind flow sector   4


 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector  15


    ********   WARNING MESSAGES   ********

               ***  NONE  ***

 *******************************************


  Running AERMOD

 Processing Autumn


Processing surface roughness sector  1


****************************************************

Processing wind flow sector   1


 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector   0


    ********   WARNING MESSAGES   ********

               ***  NONE  ***


****************************************************

Processing wind flow sector   2
```

```
 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector   5

    ********   WARNING MESSAGES   ********

               ***  NONE  ***

****************************************************

Processing wind flow sector   3

 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector  10

    ********   WARNING MESSAGES   ********

               ***  NONE  ***

****************************************************

Processing wind flow sector   4

 AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector  15

    ********   WARNING MESSAGES   ********

               ***  NONE  ***

FLOWSECTOR   ended 04/05/21 17:14:59

REFINE       started 04/05/21 17:14:59
```

```
AERMOD Finishes Successfully for REFINE stage 3 Winter sector   0

   ********   WARNING MESSAGES   ********

              ***  NONE  ***

REFINE       ended 04/05/21 17:15:03

 ********************************************
 AERSCREEN Finished Successfully
 With no errors or warnings
 Check log file for details
 ********************************************

 Ending date and time  04/05/21 17:15:05
```

```
 Concentration     Distance Elevation  Diag  Season/Month   Zo sector       Date
 H0     U*     W*  DT/DZ ZICNV ZIMCH  M-O LEN    Z0  BOWEN ALBEDO  REF WS     HT
REF TA     HT
   0.37623E+01         1.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.38078E+01        25.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.38532E+01        50.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.38960E+01        75.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.39369E+01       100.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.39754E+01       125.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.40024E+01       150.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.40368E+01       175.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.40694E+01       200.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.41003E+01       225.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.41301E+01       250.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.41586E+01       275.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.41863E+01       300.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.42125E+01       325.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.42375E+01       350.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.42619E+01       375.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
```

```
310.0    2.0
   0.42856E+01        400.00       0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.43093E+01        425.00       0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.43312E+01        450.00       0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.43510E+01        475.00       0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
*  0.43715E+01        500.00       0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.34493E+01        525.00       0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.29546E+01        550.00       0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.26182E+01        575.00       0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.23688E+01        600.00       0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.21579E+01        625.00       0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.19828E+01        650.00       0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.18336E+01        675.00       0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.16249E+01        700.00       0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.15290E+01        725.00       0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.14417E+01        750.00       0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.13631E+01        775.00       0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.12927E+01        800.00       0.00   0.0        Winter       0-360   10011001
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-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.12281E+01       825.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.11688E+01       850.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.11149E+01       875.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10655E+01       900.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10202E+01       925.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.97750E+00       950.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.93811E+00       975.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.90166E+00      1000.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.86781E+00      1025.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.83632E+00      1050.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.80693E+00      1075.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.77890E+00      1100.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.75254E+00      1125.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.72770E+00      1150.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.70434E+00      1175.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.68235E+00      1200.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
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   0.66160E+00      1225.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.64199E+00      1250.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.62343E+00      1275.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.60584E+00      1300.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.58902E+00      1325.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.57289E+00      1350.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.55755E+00      1375.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.54295E+00      1400.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.52903E+00      1425.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.51575E+00      1450.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.50306E+00      1475.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.49093E+00      1500.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.47933E+00      1525.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.46822E+00      1550.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.45757E+00      1575.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.44735E+00      1600.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.43754E+00      1625.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
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310.0    2.0
   0.42811E+00      1650.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.41905E+00      1675.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.41031E+00      1700.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.40179E+00      1725.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.39359E+00      1750.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.38568E+00      1775.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.37805E+00      1800.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.37068E+00      1825.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.36356E+00      1850.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.35666E+00      1875.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.34999E+00      1900.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.34354E+00      1925.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.33730E+00      1950.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.33126E+00      1975.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.32541E+00      2000.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.31974E+00      2025.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.31425E+00      2050.00      0.00   0.0        Winter       0-360   10011001
```

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-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.30892E+00      2075.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.30375E+00      2100.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.29873E+00      2125.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.29386E+00      2150.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.28913E+00      2175.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.28453E+00      2200.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.28007E+00      2225.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.27572E+00      2250.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.27150E+00      2275.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.26738E+00      2300.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.26338E+00      2325.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.25949E+00      2350.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.25569E+00      2375.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.25199E+00      2400.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.24837E+00      2425.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.24483E+00      2450.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
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   0.24137E+00      2475.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.23800E+00      2500.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.23471E+00      2525.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.23150E+00      2550.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.22837E+00      2575.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.22531E+00      2600.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.22232E+00      2625.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.21940E+00      2650.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.21655E+00      2675.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.21377E+00      2700.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.21104E+00      2725.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.20838E+00      2750.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.20578E+00      2775.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.20323E+00      2800.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.20074E+00      2825.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.19830E+00      2850.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.19591E+00      2875.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
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310.0    2.0
   0.19357E+00      2900.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.19128E+00      2925.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.18904E+00      2950.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.18685E+00      2975.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.18470E+00      3000.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.18259E+00      3025.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.18053E+00      3050.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.17850E+00      3075.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.17652E+00      3100.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.17457E+00      3125.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.17266E+00      3150.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.17079E+00      3175.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.16895E+00      3200.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.16715E+00      3225.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.16538E+00      3250.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.16364E+00      3275.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.16194E+00      3300.00      0.00   0.0        Winter       0-360   10011001
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-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.16026E+00      3325.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.15862E+00      3350.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.15701E+00      3375.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.15542E+00      3400.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.15386E+00      3425.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.15234E+00      3450.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.15083E+00      3475.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.14935E+00      3500.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.14790E+00      3525.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.14646E+00      3550.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.14505E+00      3575.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.14367E+00      3600.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.14230E+00      3625.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.14096E+00      3650.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.13964E+00      3675.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.13835E+00      3700.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
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   0.13707E+00      3725.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.13581E+00      3750.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.13458E+00      3775.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.13336E+00      3800.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.13216E+00      3825.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.13098E+00      3850.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.12982E+00      3875.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.12868E+00      3900.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.12756E+00      3925.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.12645E+00      3950.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.12536E+00      3975.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.12428E+00      4000.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.12322E+00      4025.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.12218E+00      4050.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.12115E+00      4075.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.12014E+00      4100.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.11913E+00      4125.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
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310.0    2.0
   0.11814E+00      4150.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.11716E+00      4175.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.11620E+00      4200.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.11525E+00      4225.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.11432E+00      4250.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.11340E+00      4275.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.11232E+00      4300.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.11143E+00      4325.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.11056E+00      4350.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10970E+00      4375.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10884E+00      4400.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10800E+00      4425.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10717E+00      4450.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10636E+00      4475.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10555E+00      4500.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10475E+00      4525.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10396E+00      4550.00      0.00   0.0        Winter       0-360   10011001
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-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10319E+00      4575.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10242E+00      4600.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10166E+00      4625.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10092E+00      4650.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.10018E+00      4675.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.99452E-01      4700.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.98733E-01      4725.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.98022E-01      4750.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.97321E-01      4775.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.96628E-01      4800.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.95944E-01      4825.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.95268E-01      4850.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.94600E-01      4875.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.93941E-01      4900.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.93289E-01      4925.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.92645E-01      4950.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
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   0.92009E-01      4975.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
   0.91380E-01      5000.00      0.00   0.0        Winter       0-360   10011001
-1.30  0.043 -9.000  0.020 -999.   21.      6.0 1.000   1.50   0.35    0.50   10.0
310.0    2.0
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Attachment D

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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Paul Rosenfeld, Ph.D.

Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years' experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from unconventional oil drilling operations, oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, and many other industrial and agricultural sources. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at dozens of sites and has testified as an expert witness on more than ten cases involving exposure to air contaminants from industrial sources.

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H_2O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health.* 18:48

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Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

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Rosenfeld, P. E., M. Suffet. (2007). The Anatomy Of Odour Wheels For Odours Of Drinking Water, Wastewater, Compost And The Urban Environment. *Water Science & Technology* 55(5), 335-344.

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Rosenfeld P. E., J.J. Clark, I.H. (Mel) Suffet (2004). The Value of An Odor-Quality-Wheel Classification Scheme For The Urban Environment. *Water Environment Federation's Technical Exhibition and Conference (WEFTEC) 2004*. New Orleans, October 2-6, 2004.

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Rosenfeld, P.E., and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*. 127(1-4), 173-191.

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Rosenfeld, P. E. (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).

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Rosenfeld, P. E. (1998). Characterization, Quantification, and Control of Odor Emissions From Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

Rosenfeld, P. E. (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

Presentations:

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society.* Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution.* Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution.* Lecture conducted from Boston, MA.

Rosenfeld, P.E. (April 19-23, 2009). Perfluoroctanoic Acid (PFOA) and Perfluoroactane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

Rosenfeld, P.E. (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States" Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting.* Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P.** (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution.* Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23rd Annual International Conferences on Soils Sediment and Water.* Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23rd Annual International Conferences on Soils Sediment and Water.* Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. The *23rd Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florala, Alabama. *The AEHS Annual Meeting*. Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition*. Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference*. Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

Paul Rosenfeld Ph.D. (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel in Irvine, California.

Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference*. Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

Paul Rosenfeld, Ph.D. (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association.* Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants..* Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum.* Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable.* Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association.* Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association.* Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association.* Lecture conducted from Vancouver Washington..

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conference*. Lecture conducted from Indianapolis, Maryland.

Rosenfeld. P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation.* Lecture conducted from Anaheim California.

Rosenfeld. P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest.* Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association.* Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings.* Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America.* Lecture conducted from Salt Lake City Utah.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell.* Lecture conducted from Seattle Washington.

Rosenfeld, P.E., C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest.* Lecture conducted from Lake Chelan, Washington.

Rosenfeld, P.E, C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. $41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: $10,000 grant awarded to San Diego State University.
Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. $100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. $20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: $10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: $15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. $500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

Deposition and/or Trial Testimony:

In the United States District Court For The Southern District of Illinois
Duarte et al, *Plaintiffs,* vs. United States Metals Refining Company et. al. *Defendant.*
Case No.: 3:19-cv-00302-SMY-GCS
Rosenfeld Deposition. 2-19-2020

In the Circuit Court of Jackson County, Missouri
Karen Cornwell, *Plaintiff,* vs. Marathon Petroleum, LP, *Defendant.*
Case No.: 1716-CV10006
Rosenfeld Deposition. 8-30-2019

In the United States District Court For The District of New Jersey
Duarte et al, *Plaintiffs,* vs. United States Metals Refining Company et. al. *Defendant.*
Case No.: 2:17-cv-01624-ES-SCM
Rosenfeld Deposition. 6-7-2019

In the United States District Court of Southern District of Texas Galveston Division
M/T Carla Maersk, *Plaintiffs,* vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido" *Defendant.*
Case No.: 3:15-CV-00106 consolidated with 3:15-CV-00237
Rosenfeld Deposition. 5-9-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
Case No.: No. BC615636
Rosenfeld Deposition, 1-26-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
Case No.: No. BC646857
Rosenfeld Deposition, 10-6-2018; Trial 3-7-19

In United States District Court For The District of Colorado
Bells et al. Plaintiff vs. The 3M Company et al., Defendants
Case: No 1:16-cv-02531-RBJ
Rosenfeld Deposition, 3-15-2018 and 4-3-2018

In The District Court Of Regan County, Texas, 112th Judicial District
Phillip Bales et al., Plaintiff vs. Dow Agrosciences, LLC, et al., Defendants
Cause No 1923
Rosenfeld Deposition, 11-17-2017

In The Superior Court of the State of California In And For The County Of Contra Costa
Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants
Cause No C12-01481
Rosenfeld Deposition, 11-20-2017

In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition, 8-23-2017

In United States District Court For The Southern District of Mississippi
Guy Manuel vs. The BP Exploration et al., Defendants
Case: No 1:19-cv-00315-RHW
Rosenfeld Deposition, 4-22-2020

In The Superior Court of the State of California, For The County of Los Angeles
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC
Case No.: LC102019 (c/w BC582154)
Rosenfeld Deposition, 8-16-2017, Trail 8-28-2018

In the Northern District Court of Mississippi, Greenville Division
Brenda J. Cooper, et al., *Plaintiffs,* vs. Meritor Inc., et al., *Defendants*
Case Number: 4:16-cv-52-DMB-JVM
Rosenfeld Deposition: July 2017

In The Superior Court of the State of Washington, County of Snohomish
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
Case No.: No. 13-2-03987-5
Rosenfeld Deposition, February 2017
Trial, March 2017

In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No.: RG14711115
Rosenfeld Deposition, September 2015

In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No.: LALA002187
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Jerry Dovico, et al., Plaintiffs vs. Valley View Sine LLC, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Doug Pauls, et al.,, et al., Plaintiffs vs. Richard Warren, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action N0. 14-C-30000
Rosenfeld Deposition, June 2015

In The Third Judicial District County of Dona Ana, New Mexico
Betty Gonzalez, et al. Plaintiffs vs. Del Oro Dairy, Del Oro Real Estate LLC, Jerry Settles and Deward DeRuyter, Defendants
Rosenfeld Deposition: July 2015

In The Iowa District Court For Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No 4980
Rosenfeld Deposition: May 2015

Attachment E

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

Geologic and Hydrogeologic Characterization
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
Industrial Stormwater Compliance
CEQA Review

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist
California Certified Hydrogeologist
Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 30 years of experience in environmental policy, contaminant assessment and remediation, stormwater compliance, and CEQA review. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) and directed efforts to improve hydrogeologic characterization and water quality monitoring. For the past 15 years, as a founding partner with SWAPE, Matt has developed extensive client relationships and has managed complex projects that include consultation as an expert witness and a regulatory specialist, and a manager of projects ranging from industrial stormwater compliance to CEQA review of impacts from hazardous waste, air quality and greenhouse gas emissions.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2104, 2017;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 300 environmental impact reports and negative declarations since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at more than 150 industrial facilities.
- Expert witness on numerous cases including, for example, perfluorooctanoic acid (PFOA) contamination of groundwater, MTBE litigation, air toxins at hazards at a school, CERCLA compliance in assessment and remediation, and industrial stormwater contamination.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.
- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted

public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9.

Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, Oxygenates in Water: Critical Information and Research Needs.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific

principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt is currently a part time geology instructor at Golden West College in Huntington Beach, California where he taught from 2010 to 2014 and in 2017.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Coloradao.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal repesentatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F.** 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examinations, 2009-2011.

COMMENT LETTER:

Supporters Alliance for Environmental Responsibility ("SAFER")
Brian B. Flynn
Attorney, Lozeau Drury LLP
1939 Harrison Street, Ste. 150
Oakland, CA 94612

Response to Comment 1

First, the commenter intimates, without citation to authority, that EIR No. 470 should no longer be used, because EIR No. 470 was certified in 2006. This is incorrect as a matter of law, and disregards the fact additional technical studies were conducted in order to ensure that no new or worsened environmental effects would result from the proposed project modifications.

It is well-settled that the "age of the original environmental document is irrelevant if subsequent events do not trigger the need for further environmental review." (2 Stephen L. Kostka and Michael H. Zischke, Practice Under the California Environmental Quality Act § 19.2 (2020), citing Snarled Traffic Obstructs Progress v City & County of San Francisco (1999) 74 Cal.4th 793.) Indeed, once the limited time-period for challenging an EIR has passed, CEQA Section 21167.2 provides that the EIR conclusively shall be presumed to be valid unless the provisions of Section 21166 apply. As discussed below, the 254-page Addendum and supporting appendices provide more than substantial evidence demonstrating that no further CEQA review is required under the criteria established by CEQA Section 21166.

More specifically, CEQA Section 21166 and the corresponding State CEQA Guidelines Section 15162 provide that no new EIR shall be required unless there are "substantial" changes to the project, "substantial" changes with respect to the circumstances under which the project is being undertaken, or new information of substantial importance which was not known and could not have been known at the time the original EIR was prepared, and that would change the conclusions set forth in the previous EIR. CEQA Section 21166 and Sate CEQA Guidelines Section 15162 thus create an express presumption against further CEQA review once an EIR has been certified. The intentional legislative purpose of this provision is to "accord a reasonable measure of finality and certainty to the results achieved." (Bowman v. Petaluma (1984) 185 Cal.App.3d 1065, 1074)

Illustrating that an EIR of similar age can remain valid so long as the proper analysis under CEQA Section 21166 is applied, the California Supreme Court recently approved of the reasoning in Mani Brothers Real Estate Group v. City of Los Angeles (2007) 153 Cal.App.4th 1385, a case in which the Court of Appeal upheld the City of Los Angeles' reliance on a fifteen-year old EIR to analyze the effects of a proposed project modification that resulted in the introduction of residential uses for the first time, and a 500,000

square foot expansion of the originally proposed project. (Friends of College of San Mateo Gardens v. San Mateo (2016) 1 Cal.5th 937, 948.).

Thus, preparation of an Addendum to EIR No. 470 to evaluate the proposed Project, which consists of a proposed amendment to the approved NorthStar Specific Plan and related actions, is consistent with the applicable standards in Sections 15162-15164 of the State CEQA Guidelines. Section 15162 states: "When an EIR has been certified...., no subsequent EIR shall be prepared for that project unless" there are "substantial" changes to the project, "substantial" changes with respect to the circumstances under which the project is being undertaken, or new information of "substantial importance," that would change the conclusions in the previous EIR.

If some changes or additions to the information in the certified EIR are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred, an Addendum may be prepared pursuant to State CEQA Guidelines Section 15164. An Addendum to an EIR is attached to the previously certified final EIR and is considered by decisionmakers along with the final EIR.

Contrary to the statement in this comment, the Addendum to EIR No. 470 is not based solely on the 2006 NorthStar EIR. Instead, the Addendum contains fully updated and current technical studies and analyses of the proposed Specific Plan Amendment and related actions, all of which support the conclusion that the proposed Project will not result in any new or substantially more severe significant impacts than were identified in EIR No. 470. The County, through preparation of a 254-page Addendum, together with several hundred pages of technical Appendices and additional staff analysis presented to the Planning Commission, has conducted a very thorough analysis of the proposed project modifications and has provided substantial evidence in the record that the environmental effects of the currently proposed project were previously analyzed in EIR No. 470.

EIR No. 470 evaluated a 455-acre mixed-use project comprised of recreational, residential, retail, industrial and office uses. The proposed Specific Plan Amendment would change the permitted land use on 41 acres, approximately nine percent (9%) of the entire NorthStar Specific Plan project as evaluated in EIR No. 470. The analysis in the Addendum, as well as additional staff analysis, shows that any potential impacts of the proposed Project would be mitigated with implementation of the mitigation measures from EIR No. 470. The Project would not result in new or a substantial increase in the severity of significant impacts previously identified in EIR No. 470. Based on this information and analysis, the County determined preparation of Addendum to EIR No. 470 was consistent with the standards in Sections 15162 – 15164 of the State CEQA Guidelines. In fact, once the County determined that none of the triggers requiring a subsequent or supplemental EIR has occurred pursuant to Section 15162, the County was

bound to prepare an Addendum based on the language of Section 15164(a) of the State CEQA Guidelines, which state that the lead agency shall prepare an addendum to a previously certified EIR if none of the conditions described in Section 15162 occur.

Response to Comment 2

The comment incorrectly claims that EIR No. 470 was prepared by the County of Riverside as a first tier Program EIR as defined in Section 15168 of the State CEQA Guidelines. Final EIR No. 470 is not titled as (and does not otherwise purport to be) a "Program EIR." State CEQA Guidelines Section 15161 provides that the most common type of EIR is a "project EIR" which examines the environmental impacts of a specific development project. Such a project-level EIR must examine "all phases of the project including planning, construction, and operation." Final EIR No. 470 constitutes a comprehensive, project-level analysis consistent with this Section of the State CEQA Guidelines. A Program EIR is defined in Section 15168 of the State CEQA Guidelines as an EIR that evaluates a series of actions that can be characterized as one large project and are related either geographically, as logical parts of a chain of contemplated actions, in connection with the issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

EIR 470 is not identified as a Program EIR. Instead, EIR No. 470 is a Project EIR, defined in Section 15161 of the State CEQA Guidelines as an "EIR that examines the environmental impacts of a specific development project." The NorthStar Specific Plan is a specific development project; the Specific Plan defines the location and allowed intensity of land uses for 10 defined planning areas and includes specific development and design standards and infrastructure master plans to serve the uses permitted by the Specific Plan. Final EIR No. 470 provides a detailed, "project-level" analysis of 970 residential units, a 350-key hotel, and approximately 2.07 million square feet of recreational, retail, industrial and office uses proposed as part of the NorthStar Specific Plan. Furthermore, Final EIR No. 470 expressly provides that it is intended to be used for both (1) the "[a]pproval of Specific Plan No. 343, which includes the land use plan, design guidelines and designations of planning areas associated with the development of the NorthStar Specific Plan," (i.e., the planning phases of the project, as required by State CEQA Guidelines Section 15161), and (2) the potentially concurrent approval of building permits, grading permits, conditional use permits, construction permits, tentative tract maps, condominium maps, plot plans, electrical distribution facilities, water, sewer and storm drain plans, and numerous additional site-specific permits.

Evidencing this point, Final EIR No. 470 was expressly found by the Riverside County Board of Supervisors to be "sufficiently detailed such that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have already been evaluated" in that EIR. The fundamental factual premise of this comment is, therefore, wrong. Accordingly, each of the legal arguments that wrongly assume Final EIR No. 470 is a program EIR prepared pursuant to State CEQA Guidelines Section 15168 are factually irrelevant to the present project and are without merit.

Because Final EIR No. 470, a project-specific EIR for a 455-acre mixed-use development, has already been prepared and certified by the County of Riverside, CEQA review for the proposed project modification is governed by CEQA Section 21166 and its implementing regulations, namely State CEQA Guidelines Section 15162 and 15164. These sections provide that no new EIR shall be required unless there are "substantial" changes to the project, "substantial" changes with respect to the circumstances under which the project is being undertaken, or new information of "substantial importance," that would change the conclusions in the previous EIR.

The State CEQA Guidelines create an express presumption against further CEQA review once an EIR has been certified. The purpose of this provision is to "accord a reasonable measure of finality and certainty to the results achieved" once an EIR has been prepared. (Bowman v. Petaluma (1984) 185 Cal.App.3d 1065.) This determination is a predominantly factual question for the local agency that will be upheld by a reviewing court if it is supported by substantial evidence in the record. (Friends of College of San Mateo Gardens v. San Mateo (2016) 1 Cal.5th 937, 953.)

Moreover, if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred, an Addendum shall be prepared pursuant to State CEQA Guidelines Section 15164. An Addendum to an EIR is attached to the previously certified final EIR and is considered by decisionmakers along with the final EIR. Pursuant to State CEQA Guidelines Section 15164(e), a brief explanation of the decision not to prepare a subsequent EIR should be included in the Addendum, which explanation must be supported by substantial evidence.

In this case, the Addendum prepared by the County of Riverside constitutes a thorough analysis of the proposed project modifications. Briefly stated, these modifications would cause an AHL hockey and entertainment venue to replace certain other commercial uses within a defined area that comprises approximately nine percent (9%) of the overall NorthStar project. The Addendum provides ample evidence that this limited project change will not result in any new or worsened environmental effects when compared with those impacts previously identified in EIR No. 470. Moreover, the Addendum documents that mitigation measures identified in EIR No. 470 will similarly be applied to the arena, and

myriad areas of analysis from the Addendum are directly applicable to the arena. Thus, the Addendum demonstrates that the analysis provided by EIR No. 470 remains highly relevant to the currently proposed project modification. Accordingly, the County's preparation of an Addendum pursuant to CEQA Section 21166 and State CEQA Guidelines Sections 15162 and 15164 is fully justified by both the applicable facts and the law.

In addition, it should be noted that relevant case law is clear that CEQA does not distinguish between EIRs that are termed "Program EIRs" and EIRs that are termed "Project EIRs." See Citizens for a Sustainable Treasure Island v. City and County of San Francisco (2014) 227 Cal.App.4th, 1036), where the California Court of Appeal held that "the fact that this EIR is labeled a 'project' rather than a 'program' EIR matters little for purposes of its sufficiency as an informative document" and the "level of specificity of an EIR is determined by the nature of the project and the rule of reason, rather than any semantic label accorded to the EIR." The cases cited by Lozeau Drury pre-date the Treasure Island decision and do not accurately represent or describe the current state of the law. As determined by the court in Treasure Island, it is the substance of the prior CEQA document that controls, and not the form.

The Supporters Alliance for Environmental Responsibility (SAFER) contracted a wildlife biologist, Dr. Shawn Smallwood, Ph.D., and an environmental firm, Soil Water Air Protection Enterprise ("WAPE), to evaluate the biological resources and air quality analyses in the Addendum. The comments provided by Dr. Shawn Smallwood, Ph.D, and SWAPE are responded to below, which demonstrate that the Project would not result in new or a substantial increase in the severity of significant impacts previously identified in EIR No. 470 and, for these reasons, preparation of an Addendum is consistent with applicable CEQA standards and the preparation of a Supplemental or Subsequent EIR is not required.

Response to Comment 3

The comment provides background information on the approved Specific Plan and the proposed Specific Plan Amendment, including new Planning Area 11 and the proposed arena, which are fully described in the Addendum. However, the characterization that the proposed Specific Plan amendment is "massive" is inaccurate. The proposed Specific Plan Amendment would change the permitted land use on 41 acres, approximately nine percent (9%) of the entire NorthStar Specific Plan project as evaluated in EIR No. 470, from light industrial/business park to arena and event center. Specifically, the proposed Specific Plan Amendment would reduce the amount of light industrial/business park uses by over 830,000 square feet to allow the development of the 295,000 arena and event center. The comment wrongly asserts the modification from one commercial use to another within less than 10% of the NorthStar project area "must" be construed as an entirely new project, and that an Addendum is therefore inappropriate as a matter of law. The California Supreme Court unanimously rejected similar claims in Friends of College of

San Mateo Gardens v. San Mateo (2016) 1 Cal.5th 937, 952. In lieu of this "arbitrary" and meaningless distinction, the California high court made clear that the applicable test for whether subsequent CEQA analysis or an entirely new CEQA document is proper turns on whether the original environmental document retains "some informational value" despite the proposed changes. In this case, ample evidence is provided in the Addendum confirming the ongoing informational value of Final EIR No. 470.

Response to Comment 4

As discussed in the Response to Comment 2, above, EIR No. 470 is properly characterized as a Project EIR and was not identified as a Program EIR at the time it was prepared. Further, it should be noted that relevant case law is clear that CEQA does not distinguish between EIRs that are termed "Program EIRs" and EIRs that are termed "Project EIRs." See Citizens for a Sustainable Treasure Island v. City and County of San Francisco (2014) 227 Cal.App.4th, 1036, In this decision, the California Court of Appeal held that "the fact that this EIR is labeled a 'project' rather than a 'program' EIR matters little for purposes of its sufficiency as an informative document" and the "level of specificity of an EIR is determined by the nature of the project and the rule of reason, rather than any semantic label accorded to the EIR." The cases cited by Lozeau Drury pre-date the Treasure Island decision and do not accurately represent or describe the current state of the law.

Based on the false premise that EIR No. 470 was prepared as a Program EIR, this comment improperly characterizes the proposed Arena project as a "later activity" and asserts the relevant question is whether the Arena, as a "later activity," is within the scope of the project as defined and analyzed in the "Program EIR". This comment is built on the false premises that EIR No. 470 was prepared as a Program EIR, and for this reason, it is relevant to consider whether the Arena project was not contemplated at the time the Program EIR was prepared.

The Specific Plan Amendment and related action proposed to allow the Arena are not described in the Addendum as a "later activity" addressed in a "Program EIR". Rather, the project is properly described as a change to the approved NorthStar Specific Plan project as the primary action is a proposed amendment to the approved Specific Plan.

Moreover, even assuming for the sake of argument that Final EIR No. 470 were a program EIR (which it is not), numerous published appellate court decisions have similarly upheld the use of Addenda for "program" level EIRs (Citizens Against Airport Pollution v. City of San Jose (2014) 227 Cal.App.4th 788, 802 [upholding the validity of the Eighth Addendum to an EIR for an Airport Master Plan regardless of whether the EIR was properly classified as a Program EIR or Project EIR]; Citizens for a Sustainable Treasure Island v. City and County of San Francisco (2014) 227 Cal.App.4th 1036, 1048 [holding that the obligation to conduct supplemental review under CEQA Section 21166 applied equally whether the project under

consideration had undergone previous project-specific environmental review, or was being carried out under a plan for which the agency has previously certified a program EIR]; May v. City of Milpitas (2013) 217 Cal.App.4th 1307, 1325-26 [holding that where environmental review has been conducted through a program EIR, CEQA requires further review only in these limited circumstances established by CEQA Section 21166]; Citizens for Responsible Equitable Environmental Development [CREED] v. City of San Diego Redevelopment Agency (2005) 134 Cal.App.4th 598, 614-15 [holding that a program EIR may serve as the EIR for a subsequently proposed project if the prior EIR contemplates and adequately analyzes the potential environmental impacts of the project].).

Additionally, the comment is based on a faulty legal premise that an Addendum can never be used for a "Program EIR." Instead, the comment claims that only a Mitigated Negative Declaration or Supplemental EIR can be used.

The first case cited in the comment for this proposition (Center for Sierra Nevada Conservation v. County of El Dorado (2012) 202 Cal.App.4th 1156,1171 [citations omitted]) is not helpful to the commenter's cause. In that case, the County of El Dorado used a Mitigated Negative Declaration (not an Addendum) to evaluate the effects of an oak woodland mitigation fee and removal program referred to by El Dorado County as "Option B." The mitigated negative declaration for Option B was premised on an assumption that the effects of Option B had been studied within a previously certified (and expressly labeled) program EIR. The mitigated negative declaration was overturned because the court found that, in that particular instance, the prior EIR had never assessed the foreseeable adverse environmental impacts of increased oak woodland removal that could be caused by Option B. This fact-specific holding overturning El Dorado County's mitigated negative declaration is irrelevant to the comment letter's broad assertion that an Addendum to a Program EIR must always be improper. Moreover, contrary to the facts of El Dorado, the current Addendum provides detailed analyses demonstrating with clear and substantial evidence that the effects of the proposed project modifications are no greater than those analyzed and disclosed by EIR No. 470.

The commenter further asserts that an Addendum cannot be used because the Arena was not specifically contemplated at the time Final EIR No. 470 was certified. The one case indirectly cited by this comment, NRDC v. City of Los Angeles (2002) 103 Cal.App.4th 268, 284-85, is not sufficient to uphold such position. In that case, the City of Los Angeles prepared an expressly labeled "Program EIR" that arguably studied the effects of the first phase of a three-phase terminal project at the Port of Los Angeles. However, that Program EIR indisputably did not evaluate phases two and three of that same project (Id. at p. 284.) The court thus overturned the project approval on the basis of "improper segmentation." (Ibid.) Supporting its conclusion that the City had improperly piecemealed CEQA analysis, the NRDC court emphasized that

the City had entered into a "side-letter" that evidenced the City's concern that "not all environmental issues had been addressed" in the prior EIR. (Id. at p. 279.)

Despite this entirely different set of facts, the comment founds its entire argument on a single passage from NRDC that has elsewhere been dismissed as unclear dicta not central to the NRDC court's holding. In Citizens for Responsible Equitable Environmental Development [CREED] v. City of San Diego Redevelopment Agency (2005) 134 Cal.App.4th 598, 614 the Court of Appeal explained the issue as follows when it upheld the use of an expressly labeled Program EIR for a hotel project that was first proposed years after the original EIR was certified:

> *We acknowledge that the NRDC opinion contains some language that suggests that a program EIR may not serve as the EIR for a project proposed after its certification. For example, the NRDC court stated: "The China Shipping project arose more than three years after the 1997 EIR and was not specifically addressed in the 2000 SEIS/SEIR. It cannot be considered part of the overall 'project' addressed in those documents." [internal citations omitted.] However, there is other language in NRDC that suggests the court's acknowledgment that a program EIR may, under appropriate circumstances, be used as an EIR for a project proposed after its certification. (Id. at p. 282). ["A program EIR does not always suffice for a later project"].)" [indicating that, in some factual circumstances, a program EIR does suffice for a later project.]*

Moreover, the CREED court went on to expressly disagree with the purported NRDC conclusion given that State CEQA Guidelines Section 15168 "unambiguously state[s] that a program EIR may be used with subsequent activities." The CREED court elaborated that:

> *To hold that a project-specific EIR must be prepared for all activities proposed after the certification of the program EIR, even where the subsequent activity is "within the scope of the project described in the program EIR" (Guidelines, § 15168, subd. (c)(5)), would be directly contrary to one of the essential purposes of program EIRs, i.e., to streamline environmental review of projects within the scope of a previously completed program EIR. We conclude that a program EIR may serve as the EIR for a subsequently proposed project to the extent it contemplates and adequately analyzes the potential environmental impacts of the project, and that [the local agency and the real party proponents] were not prohibited from relying on the [originally certified program EIR.]*[1]

The assertion in this comment has been further rejected by other Appellate Court decisions in the ensuing years. In Friends of College of San Mateo Gardens, the California Supreme Court unanimously rejected the "arbitrary" legal distinctions that the comment now attempts to draw between when a proposal is a

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1 Implicitly undermining the position in this comment, the CREED opinion is expressly referenced by the Governor's Office of Planning and Research as authority for State CEQA Guidelines Section 15168, the provision on which this comment rests its entire argument.

"new project" and when a proposal is a "project modification." (Friends of College of San Mateo Gardens, supra, 1 Cal.5th at p. 951.) Instead, the Court held that "if the original environmental document retains some informational value despite the proposed changes, then the agency proceeds to decide under CEQA's subsequent review provisions [set forth in Section 21166] whether project changes will require major revisions to the original environmental document because of the involvement of new, previously unconsidered significant environmental effects." (Id. at p. 952.)

The Court of Appeal has similarly rejected the "semantic" distinction between program and project EIRs and upheld the use of Addenda without regard to whether the original EIR should be categorized as a program or project EIR.

For example:

- In Citizens Against Airport Pollution v. City of San Jose (2014) 227 Cal.App.4th 788, 802 the Court of Appeal upheld the validity of the Eighth Addendum to an EIR for an Airport Master Plan regardless of whether the EIR should be classified as a Program or Project EIR.
- In Citizens for a Sustainable Treasure Island v. City and County of San Francisco (2014) 227 Cal.App.4th 1036, 1048, the Court of Appeal held that the obligation to conduct supplemental review under CEQA Section 21166 applied equally regardless of whether the project under consideration had undergone previous project-specific environmental review or was being carried out under a plan for which the agency has previously certified a program EIR. The court characterized the distinction between program and project EIRs a mere "semantic label" that "matters little" [citing California Oak Foundation v. Regents of University of California (2010) 188 Cal.App.4th 227, 271, fn. 25.].
- In May v. City of Milpitas (2013) 217 Cal.App.4th 1307, 1325-26, the Court of Appeal held that where environmental review has been conducted through a program EIR, CEQA requires further review only in those limited circumstances established by CEQA Section 21166.
- In Mani Bros., supra, 153 Cal.App.4th at p. 1391, the Court of Appeal upheld the City's use of an original EIR where, after a period of 15 years, the City modified the project by reducing much of the original project's office and retail space, eliminating an optional cultural use component, adding residential components not before contemplated, and increasing the overall size of the project from approximately 2.7 million square feet to a maximum of just over 3.2 million square feet.

In sum, the comment bases its entire legal argument on a compound set of factual and legal errors.

Response to Comment 5

This comment asserts that because the Arena Project is not within the scope of the 2006 NorthStar Specific Plan EIR, preparation of an Initial Study is required under Section 15168(c)(1) to determine the appropriate form of environmental review document. Section 15168(c)(1) applies to the review of subsequent activities related to a Program EIR as defined in Section 15168 of the State CEQA Guidelines.

Similar to Comment 4, this comment is based on the false premise that EIR No. 470 was prepared as a Program EIR and, for this reason, this comment is not applicable or relevant. The project is properly described in the Addendum as a change to the approved NorthStar Specific Plan project, and this change is fully and thoroughly analyzed in the 254-page Addendum, plus Appendices.

Response to Comment 6

SAFER contracted a wildlife biologist, Dr. Shawn Smallwood, Ph.D., to evaluate the biological resources analyses prepared for the Addendum. Dr. Smallwood's comments are attached to the SAFER letter as Exhibit A. This comment improperly conflates new methodology and analytical tools with changed environmental circumstances. See Concerned Dublin Citizens v. City of Dublin (2013) 214 Cal.App.4th 1301, 1320. In this case, the Court of Appeal held that the "adoption of guidelines for analyzing and evaluating significance of data does not constitute new information if the underlying information was otherwise known or should have been known at the time the EIR was certified."

ELMT Consulting (ELMT), the biological consultants who prepared the biological resource study appended to the Addendum, reviewed the comments provided by Dr. Smallwood and have provided responses to the concerns Dr. Smallwood raised (**Attachment A**).

As a general matter, the analysis provided in the comment letter appears to be asserting fault in the analysis contained in EIR No. 470. Those issues are not timely, because the challenge period for EIR No. 470 long-ago expired and thus such prior analysis is conclusively deemed valid.

Response to Comment 7

The comment summarizes the biological concerns raised by Dr. Smallwood. The responses to each of these concerns are provided below in Responses to Comments 8 through 18. ELMT prepared the 2021 Biological Resources Report to analyze the Imperial Irrigation District (IID) offsite improvements included as part of the proposed Project (see Appendix I to the Addendum). ELMT also reviewed the comments provided by Dr. Smallwood and have provided responses to the concerns Dr. Smallwood raised (see Responses to Comments 28 through 40 in **Attachment A**).

Response to Comment 8

The comments by Dr. Smallwood are not directly applicable to the Project Site, which was mass graded after approval of the NorthStar Specific Plan project in 2006 by the County of Riverside and is separated by the existing Classic Club Golf Course and Clubhouse from the open space areas located the north of the NorthStar Specific Plan area that are the focus of the comments.

What the Smallwood letter fails to clarify, is that the ELMT 2021 biological report only focused on the proposed Project's Imperial Irrigation District (IID) off-site improvements to improve electrical service to the NorthStar Specific Plan area and not the overall Project inclusive of the arena site. It is important to note that ELMT 2021 biological report was not prepared as an addendum to biological report for the Specific Plan Area in 1997 by James W. Cornett Associates (Cornett). The analysis in the Smallwood letter does not distinguish between the IID off-site improvements and the overall Arena Project. As clearly described in the ELMT report, IID is proposing to extend an existing electrical distribution line approximately 1,600 feet from the northern end of Cook Street, which is located over 1.5 miles northwest of the proposed site for the Arena. Further, the 1.5 miles between this proposed off-site improvement and the Arena site contains the Xavier Preparatory High School, the Classic Club Golf Course and Clubhouse; streets, including Chase School Road, Shadow Valley Drive, Perras Avenue, and Pegasus Court; and homes and other buildings. The analysis in the Smallwood letter does not distinguish between the IID off-site improvements that are the subject of the ELMT 2021 report and the Arena project site, which consists of previously disturbed and graded land in the approved NorthStar Specific Plan Project.

It should be noted that the Arena site is located in an area that was mass graded in 2006. Further, fill materials were brought in between 2011 and 2017, as documented in the attached letter from EarthSystems. As a result, the current surface of the Arena site does not consist of soil native to the site or the immediately surrounding area. The arena site is also used as an overflow parking area during golf tournaments at the Classic Club Golf Course. The Arena site has been subject to almost continuous human disturbance since the NorthStar Specific Plan project was approved in 2006 and the Classic Club Golf Course and Clubhouse were developed. As noted in the Biological Resources Report (Appendix I to the Addendum), no natural plant communities will be disturbed.

As discussed in Response to Comment 25 and response to Comment 1 in **Attachment A**, the commenter claims that during a 141-minute site visit conducted by Noriko Smallwood, 12 species were added to the list of species detected earlier on the Project Site, for a total of 71 species of vertebrate wildlife detected within the NorthStar Specific Plan area. As evidenced by the photos included in the Smallwood letter, these observations were clearly made in the open space areas located north of the end of Cook Street and not on the graded and disturbed Arena site.

Additionally, the commenter states the site visit was conducted on April 3, 2021. Construction equipment has been present on the Arena site since late March. However, no mention of this equipment or recent site disturbance is noted in the site visit findings in the comment letter. See further discussion in Responses to Comments 26 through 27.

Furthermore, see *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1320, and the argument noted above in Response to Comment 6 that new methodologies do not equate to changed circumstances or new information.

Response to Comment 9

This analysis provided in the comment appears to be based on continent-wide data, which extends approximately 30 years prior to the date of EIR No. 470. It thus appears that this argument is not directly applicable to the Project Site and the proposed Project. Additionally, all mitigation measures adopted in 2006 by the County for the NorthStar Specific Plan, including the requirement for a pre-construction nesting bird survey in any areas where native vegetation is present, will be completed to ensure no impacts to nesting birds will occur. As concluded in the County's Addendum to EIR No. 470, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact related to biological resources as analyzed in EIR No. 470.

Response to Comment 10

This comment provides that the conservation status of species has changed since the 2006 EIR No. 470. See *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1320 and the argument noted above in Response to Comment 6 that new methodology does not equate to changed circumstances or new information. Additionally, this comment does not indicate that the effect on the species will be different than that analyzed in EIR No. 470. As discussed in Response to Comment 8, above, the approximate 44-acre Arena Project Site was mass graded in 2006. Fill materials were brought in between 2011 and 2017. As a result, the current surface of the Arena site does not consist of soil native to the site or the immediately surrounding area. The Arena site is also used as an overflow parking area during the Bob Hope Chrysler Classic golf tournament held at the Classic Club Golf Course from 2006-2008. The Arena site has been subject to routine human disturbance since the NorthStar Specific Plan project was approved in 2006 and the Classic Club Golf Course and Clubhouse were developed. As such, there has already been continuous and significant ground disturbance.

Furthermore, the Addendum (see page 77) documents that pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (specifically Sections 3503, 3503.3, 3511, and 3513 of the California Fish and Game Code which prohibit the take, possession, or destruction of birds, their nests, or eggs), the proposed Project would be required to protect nesting birds. Regulatory compliance with the MBTA and California Fish and Game Code would require that a preconstruction clearance survey for nesting birds be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction if such activities occur between February 1 and August 31. Given the ongoing and recent disturbance of the Project Site as

described above, and the lack of vegetation present on the site, there is a lack of habitat suitable for use as nesting sites.

Response to Comment 11

New data and research tools noted by Dr. Smallwood, while creating exciting new ways to assess impacts, do not have any bearing on ELMT's investigation and conclusions. All available electronic databases, including the California Community Naturalized Diversity Database, were queried during the literature review for the preparation of both the Cornett and ELMT biological reports.

Additionally, see *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1320 and the argument noted above in Response to Comment 6 that new methodology does not equate to changed circumstances or new information.

Response to Comment 12

This comment has no direct applicability to the assessment by ELMT of the off-site IID Distribution Line improvement. As discussed in Response to Comment 8, regular site maintenance (including weed clearance) has occurred on the Project Site since grading ended in 2017. For these reasons, the claim in the comment that the Project would deny California of 105,940 birds over the next century due solely to loss of terrestrial habitat is absolutely inaccurate and merely included for inflammatory purposes. As noted above, the proposed project will result in impacts to previously heavily disturbed habitat which cannot be considered significant under CEQA.

The comment also incorrectly states that wildlife movement is important on the Project Site, because the Project Site provides opportunities for stopover and staging of volant wildlife during migration. However, as discussed above, the Project Site was mass graded in 2006, and has been subject to continuous disturbance since the mass grading was completed, and the Classic Club Golf Course separates the Arena site from the open space areas to the north. The Arena site is not located in an existing wildlife migration corridor. A migratory corridor does exist northeast of the Project site within the Coachella Valley Preserve. Mitigation measures listed in the 2006 EIR addressed the potential for the NorthStar Specific Plan project as a whole to affect this corridor. In direct response to this concern, the Classic Club Golf Course was located in the northern portion of the Specific Plan Area to provide a buffer between the Preserve and the residential, commercial, and light industrial uses approved between the golf course and the I-10 Freeway.

Response to Comment 13

The comment encompasses a much larger perspective on native wildlife and is not directly applicable to the Arena Project Site. The comment asserts the impacts of wildlife mortality from traffic generated by

the Arena and NorthStar Specific Plan were not addressed in the Addendum or EIR No. 470. As discussed above in Response to Comment 8, the analysis provided in the comment letter appears to be asserting fault in the biological analysis from 1997 contained in EIR No. 470. Those issues are not timely, because the challenge period for EIR No. 470 long-ago expired and as such the prior analysis is conclusively deemed valid.

Additionally, the Arena would be located within an area of the mixed-use specific plan that would have been similarly developed with uses generating a similar or greater traffic impact. Accordingly, these effects have previously been addressed in EIR No. 470.

Response to Comment 14

The comment erroneously assumes 2,100 bird deaths would result from birds colliding with Arena windows over 100 years. The Arena building would have a maximum height of approximately 65 feet, which would be below the maximum height of buildings currently allowed by the NorthStar Specific Plan and analyzed in EIR No. 470. There are buildings surrounding the Project Site of similar heights in unincorporated Riverside County and the neighboring City of Palm Desert. Windows in these similar height buildings may also result in bird death collisions. The addition of the Arena would not substantially increase bird death collisions as the height and other characteristics of the proposed Arena are similar to existing and approved buildings in the area.

Response to Comment 15

The comment predicts 55 bird fatalities per year from the IID offsite improvements. As discussed in the Addendum (on page 84), the offsite improvements consist of the installation of a 1,600-foot extension of an existing power distribution line that ends north of the end of Cook Street to an existing second distribution line along Cook Street. Approximately eleven (11) new above-ground poles and conduit would be installed to connect these two existing lines. Thus, there are already existing distribution line poles located immediately north and south of the 1,600-foot gap that would be filled by the proposed line extension. Adding eleven (11) new aboveground poles and conduit would not substantially increase bird fatalities in an area where poles and distribution lines currently exist.

Additionally, the Arena would be located within an area of the mixed-use specific plan that would have been similarly developed with uses requiring extension of the utility lines. Accordingly, these effects have previously been addressed in EIR No. 470.

Response to Comment 16

This comment is not based on an accurate estimation of the energy requirements of the NorthStar Specific Plan project. The analysis in the Addendum concludes that the proposed Specific Plan Amendment to

allow the Arena Project will result in a decrease in the energy demand of the NorthStar Specific Plan project compared to the approved NorthStar Specific Plan project as evaluated in EIR No. 470.

Additionally, this comment incorrectly estimates the energy demand for the proposed Project. IID would provide electricity to the Arena. As shown in Appendix K to the Addendum, IID can extend electrical facilities to serve the Project and provided a plan of service. The plan of service does not discuss the need to develop renewable energy sources as a result of the energy demand of the Arena. As discussed in the Addendum (see page 24), the Arena would include solar panel construction and operation atop the pedestrian walkway along the northeastern boundary of the Project Site and parking lot to provide power to the Arena. The solar panels would generate at least 20 percent of the Arena's energy demand consistent with provision R2-CE1: Clean Energy in the Riverside County Climate Action Plan. However, the comment does not state that bird and bat fatalities would result from the solar panels, only from the installed generation of wind or solar collectors needed to accommodate the comment's incorrect total estimated energy demand of the proposed Project. For these reasons, the bird and bat fatality calculations provided are inaccurate and not applicable to the project.

Response to Comment 17

The Addendum confirms, while the new light sources from the Arena would contribute to the nighttime light levels in the area, the proposed Project would be required to incorporate, through the standard plan check process and implementation of the EIR No. 470 mitigation measure identified below, the lighting requirements for Zone B as set forth in Riverside County Ordinance No. 655. Furthermore, while the exterior lighting of the Arena will add new sources of lighting to the NorthStar Specific Plan Area, the Arena would utilize all LED lighting designed to meet current code and municipal requirements to ensure the proposed Project would not create a new source of substantial light or glare. Impacts would be reduced to less than significant with adherence to the same mitigation measure listed in EIR No. 470. No new or substantially increased significant effects would result from the Arena with respect to the light and glare, including nighttime light levels.

Additionally, the Preserve would be buffered from the Arena lighting by the Classic Club Golf Course, which lies between the proposed Project Site and the Preserve. The Classic Club Golf Course provides a substantial buffer; the Arena site is located approximately 0.4 miles (2,000 feet) south of the Preserve along the I-10 Freeway. The Arena would also utilize all LED lighting designed to meet current code and municipal requirements to ensure the proposed Project would not create a new source of substantial light or glare. Thus, with the Arena lighting directed downward, compliance with EIR No. 470 mitigation measures and Riverside County Ordinance No. 655, and the Classic Club Golf Course buffer between the Preserve and the Arena, the proposed Project's lighting would not be cast towards the Preserve.

Response to Comment 18

This comment discusses a larger perspective on impacts to native wildlife and habitat fragmentation that is not directly applicable to the Arena Site in the approved NorthStar Specific Plan area. This assertion appears to be based on an alleged fault in the analysis contained in EIR No. 470. Any such issues are not timely, because the challenge period for EIR No. 470 long-ago expired and, accordingly, that prior analysis is conclusively deemed valid as a matter of law.

Further this comment ignores the cumulative impact analysis in EIR No. 470 which addresses the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP) adopted to comprehensively address the issues of habitat loss and fragmentation in the Coachella Valley. The CVMSHCP identifies areas to be conserved to provide sufficient habitat for sensitive wildlife and plant species and areas where development is appropriate. The NorthStar Specific Plan area is located in an area defined as appropriate for development and was planned with the Classic Club Golf Course in the northern portion of the Specific Plan area to be compatible with adjacent open space areas.

Response to Comment 19

The Supporters Alliance for Environmental Responsibility (SAFER) contracted an environmental firm, SWAPE, to evaluate the air quality analyses prepared for the Addendum. The SWAPE comments are attached to the SAFER letter as Exhibit B. A portion of SWAPE's review was focused on the values used to characterize emissions associated with construction and operation of the Project in the California Emission Estimator Model (CalEEMod). This comment provides an overview of the variables that SWAPE identified as being incorrect or requiring revision, which SAFER and SWAPE assert resulted in an underestimation of the Project's emissions. A Supplemental Air Quality Analysis was prepared to determine whether the concerns raised in the comment letter and SWAPE's comments in Exhibit B were accurate.

Upon incorporating the relevant comments from SWAPE on the modeling assumptions into the Supplemental Air Quality Analysis (**Attachment B**), no significant changes from the air quality analysis included in the Addendum were identified. Specifically, the following assumptions were revised in response to the comments: construction emissions were revised to include five more parking spaces for a total of 3,005 parking spaces; operational emissions were revised to include the parking lot associated with the proposed Arena; and operational emissions assumed fireplaces would be included for the residential land uses.

The recommendations from SWAPE not included in the Supplemental Air Quality Analysis are addressed below. A detailed discussion of the methodologies employed to respond to the SWAPE comments is

provided in the responses below (Responses to Comments 41 to 52) and in the Supplemental Air Quality Analysis. The air quality emissions associated with construction and operation of the Proposed Specific Plan would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470 as supported by the Supplemental Air Quality Analysis.

Response to Comment 20

The commenter incorrectly claims that with SWAPE's updated analysis, the construction-related NOx emissions as well as operational VOC, NOx, PM10 and PM2.5 emissions from the proposed Project would exceed the applicable SCAQMD thresholds. The updated analysis provided by SWAPE does not include project-specific information or reflect the specific project information provided by the Applicant (see Responses to Comments 42 through 45, below).

Specifically, the Proposed Specific Plan air quality analysis includes project-specific construction equipment and reflects the anticipated construction schedule provided by the Applicant. Moreover, it relies upon the mobile data provided in the Proposed Specific Plan VMT Analysis Memo, and not on CalEEMod defaults for vehicle trips, which the SWAPE modeling does. The Supplemental Air Quality Analysis prepared by Meridian includes the correct Project assumptions, and further incorporates for purposes of analysis the recommendations made by SWAPE. The supplemental air quality analysis conclusively shows that no new significant impacts for construction or operation would occur with these changes. As such, air quality emissions associated with construction and operation of the Proposed Specific Plan would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

Response to Comment 21

The commenter erroneously claims that the Addendum did not quantitatively evaluate the Project's construction-related and operational Toxic Air Contaminants (TACs) or connect these emissions to potential health risk impacts posed to nearby existing sensitive receptors. The County relies on methodology established by SCAQMD for preparation of CEQA air quality analyses. SCAQMD shares responsibility with the California Air Resources Board (CARB) for ensuring that all state and federal ambient air quality standards are achieved and maintained throughout the urban portions of various counties including Riverside. SCAQMD has jurisdiction over an area of approximately 10,743 square miles. Although SCAQMD is responsible for regional air quality planning efforts, it does not have the authority to directly regulate the air quality issues associated with new development projects within the Air Basin, such as the Project. Instead, SCAQMD published the CEQA Air Quality Handbook to assist lead agencies, as well as consultants, project proponents, and other interested parties, in evaluating potential air quality impacts of projects proposed in the Air Basin. The CEQA Air Quality Handbook provides standards,

methodologies, and procedures for conducting air quality analyses and was used extensively in the preparation of the analysis for this Project.

The SCAQMD CEQA Handbook does not recommend analysis of Toxic Air Contaminants (TACs) from short-term construction activities. The rationale for not requiring a health risk assessment (HRA) for construction activities is the limited duration of exposure. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of individual cancer risk. Specifically, "Individual Cancer Risk" is the likelihood that a person continuously exposed to concentrations of TACs over a 70-year lifetime will contract cancer based on the use of standard risk assessment methodology.

Given that the greatest potential for diesel particulate emissions would only occur during excavation/grading activities (approximately 65 days) and other construction activities during the overall construction schedule (approximately 20 months) would not use as many heavy-duty diesel construction equipment compared to the excavation/grading activities, the Project would not result in a long-term source of TAC emissions. No residual TAC emissions and corresponding individual cancer risk are anticipated after construction. Therefore, additional evaluation of construction TAC emissions was not warranted.

Regarding operation, the primary sources of potential air toxics associated with the Project operations include diesel particulate matter from delivery trucks (e.g., truck traffic on local streets and idling on adjacent streets). However, these activities and the land use associated with the Project would not generate substantial TAC emissions based on review of the air toxic sources listed in SCAQMD and CARB's guidelines. The SCAQMD guidance below provides clarification as to when an HRA may be warranted.

SCAQMD published and adopted the *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*, which provides recommendations regarding the siting of new sensitive land uses near potential sources of air toxic emissions (e.g., freeways, distribution centers, rail yards, ports, refineries, chrome plating facilities, dry cleaners, and gasoline dispensing facilities).[2] SCAQMD recommends that HRAs be conducted for substantial sources of DPM (e.g., truck stops and warehouse distribution facilities that generate more than 100 trucks per day or more than 40 trucks with operating transportation refrigeration units).

Overall, there would be approximately 184 events per year at the Arena. Of these, about thirty (30) events would have an attendance of between 10,000 and 11,000 patrons, about 71 would have an attendance of 7,000 to 7,500 patrons, and about 83 events would have an attendance of 5,000 patrons or less. There

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2 SCAQMD, *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*, May 6, 2005, accessed April 2021, http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf

would be approximately 181 days per year when there would be no events. Additionally, delivery trucks would have separate loading/unloading entrances and zones, so as to not create a hazard to the public. Due to the non-continuous nature of events of the proposed Project and SCAQMD guidance, there was no quantitative analysis required for future cancer risk within the Project area, as the Project is consistent with the recommendations regarding the siting of new sensitive land uses near potential sources of TAC emissions. The Specific Plan is not considered to be a substantial source of diesel particulate matter warranting a refined HRA, since daily truck trips would not exceed 100 trucks per day or require operation of transport refrigeration units.

In addition, there are no sensitive receptors within the vicinity of the Specific Plan Area. The nearest sensitive receptors to the Specific Plan Area are residential uses approximately 615 feet to the south across Interstate 10. As such, a diesel particulate matter health risk assessment is not warranted for the Proposed Specific Plan and the Project would not result in new impacts or substantially increase impacts previously disclosed in EIR No. 470.

Response to Comment 22

As discussed further in Responses to Comments 50 and 51, the preliminary HRA prepared by SWAPE uses the annual PM10 emissions from the updated CalEEMod data prepared by SWAPE. However, as discussed above in Response to Comment 20, the CalEEMod analysis provided by SWAPE is not accurate as it does not include the specific project information provided by the Applicant (see Responses to Comments 42 through 45, below). Specifically, the Proposed Specific Plan air quality analysis includes project-specific construction equipment and reflects the anticipated construction schedule provided by the Applicant. Moreover, it relies upon the mobile data provided in the Proposed Specific Plan VMT Analysis Memo, and not on CalEEMod defaults for vehicle trips as in the SWAPE modeling. As such, the HRA prepared by SWAPE does not accurately represent the Proposed Specific Plan air quality emissions and cannot be relied upon to make a determination of significance for health risks from air quality emissions. Moreover, there are no sensitive receptors within the vicinity of the Specific Plan Area. The nearest sensitive receptors to the Specific Plan Area are residential uses approximately 615 feet to the south across Interstate 10. As such, a diesel particulate matter health risk assessment is not warranted for the Proposed Specific Plan.

Response to Comment 23

The commenter incorrectly asserts the screening table analysis in the Addendum, which was prepared in accordance with the adopted Riverside County Climate Action Plan (CAP), should not be relied upon, because the measures the Addendum would satisfy in the screening table analysis are not included as mitigation measures.

State CEQA Guidelines Sections 15064 and 15064.4 call for the lead agency to use "careful judgment..., based to the extent possible on scientific and factual data," and "a lead agency should make a good faith effort, based to the extent possible on scientific or factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project." State CEQA Guidelines Section 15064.4 also provides that the lead agency "shall have discretion" to determine the appropriate approach for assessing the significance of the project's GHG emissions, which may include "a qualitative analysis," "performance-based standards," or "a model or methodology to quantify greenhouse gas emissions." Finally, State CEQA Guidelines Section 15664.4 states that the lead agency should consider, among other things, the following three factors:

> *(1) the extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting; (2) whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; and (3) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.*

As discussed in the County's CAP, the purpose of the screening tables is to provide guidance in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated into development projects.

> *The Screening Tables assign points for each option incorporated into a project as mitigation or project design feature (collectively referred to as "feature"). The point values correspond to the minimum emissions reduction expected from each feature. The menu of features allows maximum flexibility and options for how development projects can implement the GHG reduction measures. Projects that garner at least 100 points will be consistent with the reduction quantities anticipated by the County's CAP Update. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.*[3]

The Addendum identifies the measures and features that the Arena Project would implement according to the County's CAP Screening Tables (see Table 12: County of Riverside Greenhouse Gas Screening Table). The identified measures and features which will be incorporated into the design of the Arena Project as required by the CAP, as opposed to being required as mitigation measures, would garner 101 points, which would be consistent with the CAP reduction quantities. Adding the Arena's points to the points earned by the Proposed Specific Plan, the Proposed Specific Plan would collect 150 points. As such, the Project would have a less than significant individual and cumulative impact for GHG emissions. It is

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3 County of Riverside Climate Action Plan Update, November 2019.

important to note that the Addendum also provides that the proposed Specific Plan would include GHG reduction features that do not have assigned point values in the Screening Table. Such features require documentation of the energy efficiency of innovative designs, and point values are given based upon the proven efficiency beyond Title 24 Energy Efficiency Standards (see Page 127).

Furthermore, as analyzed in the Addendum, the proposed Amendment, which includes the Arena, would result in a decrease of 2,925 MTCO2e per year without construction amortization when compared to the Adopted Specific Plan. The comment does not dispute the greenhouse gas emissions data for the Proposed Specific Plan or the Adopted Specific Plan.

Response to Comment 24

The comment inaccurately states the Addendum is not appropriate for the Project under CEQA and summarizes the preceding comments. The responses provided above show that these comments and statements regarding the Addendum are unfounded. Response to Comment 23 reaffirms the analysis in the Addendum that the Project would not result in new impacts or substantially increase impacts previously disclosed in EIR No. 470. Thus, the Addendum is the appropriate environmental documentation under CEQA.

Response to Comment 25

The comment introduces Dr. Smallwood and summarizes his qualifications as a biologist. However, his qualifications are not specific to the Coachella Valley, the biological communities within the Coachella Valley, or the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP).

Response to Comment 26

This comment discusses the results of Noriko Smallwood's site visit and the additional species observed during the site visit. The comments claim that during a 141-minute site visit conducted by Noriko Smallwood, 12 species were added to the list of species detected earlier on the Project Site, for a total of 71 species of vertebrate wildlife detected on the NorthStar Specific Plan area. As evidenced by the photos included in the Smallwood letter, these observations were clearly made in the open space areas located north of the end of Cook Street and not on the graded and disturbed Arena site.

Additionally, the comment states the site visit was conducted on April 3, 2021. Construction equipment has been present on the Arena site since late March. However, no mention of this equipment or recent site disturbance is noted in the site visit findings in the comment letter.

The comment also incorrectly states that the survey outcomes from the 1997 survey for EIR No. 470, the Biological Resources Report (included as Appendix I to the Addendum), and the 141-minute survey Noriko

Smallwood conducted show that the wildlife community present on the Project Site is not realistically characterized in the Addendum to EIR No. 470 prepared by the County of Riverside. Again, what the Smallwood letter fails to clarify is that the ELMT 2021 Biological Resources Report addresses the area where the IID offsite distribution line extension is proposed, which is located over 1.5 miles northwest of the Arena site and not the NorthStar Specific Plan area, which includes the Arena site. ELMT's biological report was not an addendum to Cornett's 1997 biological report for the overall Specific Plan Area. Likewise, Smallwood's site observations cannot represent an update to the observations in the 1997 Cornett Report, which addressed the NorthStar Specific Plan area prior to approval of the NorthStar Specific Plan project in 2006 and the subsequent mass grading.

Additionally, as a general matter, the analysis provided in the comment letter appears to be asserting fault in the biological analysis from 1997 contained in EIR No. 470. Those issues are not timely, because the challenge period for EIR No. 470 long-ago expired and such prior analysis is conclusively deemed valid.

Response to Comment 27

The comment summarizes the biological concerns raised by Dr. Smallwood. The responses to each of these concerns are provided below in Responses to Comments 8 through 18. ELMT prepared the 2021 Biological Resources Report to analyze the Imperial Irrigation District (IID) offsite improvements included as part of the proposed Project (see Appendix I to the Addendum). ELMT also reviewed the comments provided by Dr. Smallwood and has provided responses to the concerns Dr. Smallwood raised (see Responses to Comments 28 through 40 in **Attachment A**).

Furthermore, see *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1320 and the argument noted above in Response to Comment 6 that new methodology does not equate to changed circumstances or new information.

Response to Comment 28

The commenter incorrectly claims that the Addendum contains an incomplete characterization of the environmental setting. As discussed in Response to Comment 8 above, the comments by Dr. Smallwood are not directly applicable to the Project Site, which was mass graded after approval of the NorthStar Specific Plan project in 2006 by the County of Riverside and is separated by the existing Classic Club Golf Course and Clubhouse from the open space areas located north of the NorthStar Specific Plan area and which are the focus of the comments.

Again, the Smallwood letter fails to clarify that the ELMT 2021 biological report only focused on the proposed Project's Imperial Irrigation District (IID) off-site improvements to improve electrical service to the NorthStar Specific Plan area and not the overall Project. ELMT's biological report was not an

addendum to Cornett's 1997 biological report for the overall Specific Plan Area. The analysis in the Smallwood letter does not distinguish between the IID Distribution Line Project and the Arena Project. The ELMT 2021 biological report was not prepared as an addendum to biological report for the Specific Plan Area in 1997 by James W. Cornett Associates (Cornett).

Additionally, as discussed above, ELMT reviewed the comments provided by Dr. Smallwood and provided direct responses to the concerns Dr. Smallwood raised. Response to this comment is provided response to Comment 1 in **Attachment A**. As discussed in Response to Comment 25 and response to Comment 1 in **Attachment A**, the comments claim that in a 141-minute site visit conducted by Noriko Smallwood, 12 species were added to the list of species detected in earlier on the Project Site, for a total of 71 species of vertebrate wildlife detected on the NorthStar Specific Plan area. As evidenced by the photos included in the Smallwood letter, these observations were clearly made in the open space areas located north of the end of Cook Street and not on the graded and disturbed Arena site.

Additionally, the comment states the site visit was conducted on April 3, 2021. Construction equipment has been present on the Arena site since late March. However, no mention of this equipment or recent site disturbance is noted in the site visit findings in the comment letter. See further discussion in Responses to Comments 26 through 27, above.

Response to Comment 29

This comment discusses a recent general study that states North American birds have suffered a 29% decline in overall abundance over the past 48 years and erroneously asserts that, based on this information, that preparation of an EIR is needed to address the direct and cumulative impacts of the Arena project on birds. See Response to Comment 9, above.

Furthermore, as discussed above, ELMT reviewed the comments provided by Dr. Smallwood and provided direct responses to the concerns Dr. Smallwood raised. A response to this comment is provided in **Attachment A**. Analysis provided in the comment is based on continent-wide data in this general study, which extends approximately 30 years prior to the date of the Final EIR and is not directly applicable to the Project Site and the proposed Project. The Arena site does not currently contain native habitat, or even native soils, and is separated from the open space areas to the north by the existing Classic Club Golf Course. Additionally, all mitigation measures adopted in 2006 by the County for the NorthStar Specific Plan, including the requirement for a pre-construction nesting bird survey in any areas where native vegetation is present, will be completed to ensure that no impacts to nesting birds will occur.

Response to Comment 30

This comment notes that the conservation status of species has changed since 2006 and EIR No. 470. See *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1320 and the argument noted above in Response to Comment 6 that new methodology does not equate to changed circumstances or new information. Additionally, this comment does not indicate that the effect on the species will be different than that analyzed in EIR No. 470. See Response to Comment 10, above.

In addition, as discussed above, ELMT reviewed the comments provided by Dr. Smallwood and provided direct responses to the concerns Dr. Smallwood raised. As discussed in the response to this comment in **Attachment A**, the comment does not indicate that the effect on the species will be different than that analyzed in EIR No. 470. Furthermore, the Addendum (see page 77) documents that pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (specifically Sections 3503, 3503.3, 3511, and 3513 of the California Fish and Game Code which prohibit the take, possession, or destruction of birds, their nests, or eggs), the proposed Project would be required to protect any nesting birds present on the Arena. Regulatory compliance with the MBTA and California Fish and Game Code. Given the ongoing and recent disturbance of the Arena site as described above, and the lack of vegetation present on the site, there is a lack of habitat suitable for use as nesting sites.

Response to Comment 31

New data and research tools noted by Dr. Smallwood, while creating new ways to assess impacts, do not have any bearing on ELMT's investigation and conclusions. See *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1320 and the argument noted above in Response to Comment 6 that new methodology does not equate to changed circumstances or new information. See Response to Comment 11, above.

Additionally, as discussed above, ELMT reviewed the comments provided by Dr. Smallwood and provided direct responses to the concerns Dr. Smallwood raised. As discussed in the response to this comment provided in **Attachment A**, all available electronic databases, including the California Community Naturalized Diversity Database, were queried during the literature review for the preparation of both the Cornett and ELMT biological reports.

Response to Comment 32

This comment has no direct applicability to the assessment by ELMT of the off-site IID Distribution Line improvement. See Response to Comment 12, above.

Furthermore, as discussed above, ELMT reviewed the comments provided by Dr. Smallwood and provided direct responses to the concerns Dr. Smallwood raised. As discussed in the response to this comment

provided in **Attachment A**, the Project Site has been substantially altered by past development activities over the last few decades and does not currently contain functioning native habitat for any sensitive species occurring in the Coachella Valley, and the Classic Club Golf Course separates the Arena site from the open space areas to the north. Regular site maintenance (including weed clearance) has occurred on the Project Site since grading ended in 2017. For these reasons, the claim that the Project would deny California of 105,940 birds over the next century due solely to loss of terrestrial habitat is inaccurate. As noted, the proposed project will result in impacts to previously heavily disturbed habitat and cannot be considered significant.

Response to Comment 33

The comment encompasses a much larger perspective on native wildlife and is not directly applicable to the Arena Project Site. See Response to Comment 13, above.

As discussed above, ELMT reviewed the comments provided by Dr. Smallwood and provided direct responses to the concerns Dr. Smallwood raised. As discussed in the response to this comment provided in **Attachment A**, the analysis provided in the comment letter appears to be asserting fault in the biological analysis from 1997 contained in EIR No. 470. Those issues are not timely, because the challenge period for EIR No. 470 long-ago expired and thus that prior analysis is conclusively deemed valid.

Additionally, the Arena would be located within approximately 41 acres of the mixed-use specific plan area that is approved for development of over 800,000 square feet of business park uses that would generate similar or greater traffic volumes than the proposed Arena. Additionally, the Addendum analyzed traffic impacts and concluded the addition of the proposed Project would not result in a new impact or increase the severity of a previously identified significant impact related to transportation/traffic as analyzed in EIR No. 470.

The comment asserts that operations of the Arena over 50 years would accumulate 2,152,800 bird fatalities due to traffic collisions. The analysis provided uses data and formulas comparing the bird fatalities from traffic generated for the Arena to wind turbines, which are two vastly different uses and heights and is an entirely inappropriate comparison. Additionally, directly south of the Project Site is Varner Road. I-10 is located immediately south of Varner Road. Given the Project Site's close proximity to these existing roads, the addition of the Arena would not substantially increase the level of road mortality for birds already occurring on Varner Road or the I-10 Freeway.

Response to Comment 34

The comment erroneously assumes 2,100 bird deaths would result from birds colliding with Arena windows over 100 years. See Response to Comment 14, above.

As discussed above, ELMT reviewed the comments provided by Dr. Smallwood and provided direct responses to the concerns Dr. Smallwood raised. As discussed in the response to this comment provided in **Attachment A**, windows in these similar height buildings may also result in bird death collisions. The addition of the Arena would not substantially increase bird death collisions as the height and other characteristics of the proposed Arena are similar to existing and approved buildings in the area.

Response to Comment 35

The comment predicts 55 bird fatalities per year from the IID offsite improvements. As discussed in Response to Comment 15, above, adding eleven (11) new above-ground poles and conduit to connect an approximately 1,600-foot gap between two existing lines, one that ends north of the end of Cook Street and a second existing distribution line along Cook Street, would not substantially increase bird fatalities in an area where poles and distribution lines currently exist.

As discussed above, ELMT reviewed the comments provided by Dr. Smallwood and provided direct responses to the concerns Dr. Smallwood raised. As discussed in the response to this comment provided in **Attachment A**, the offsite improvements that consist of a 1,600-foot extension of an existing power distribution line with approximately eleven (11) new above-ground poles and conduit to connect two existing lines would not substantially increase bird fatalities.

Response to Comment 36

The comment incorrectly estimates the energy demand for the proposed Project. This incorrect energy demand is then compared to wind projects in Contra Costa and Alameda Counties to determine the amount of bird and bat fatalities from the Project's energy demand. See Response to Comment 16, above.

As discussed above, ELMT reviewed the comments provided by Dr. Smallwood and provided direct responses to the concerns Dr. Smallwood raised. As discussed in the response to this comment provided in **Attachment A**, the commenter states Senate Bill 100 requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045. The Arena and its applicant are not electricity providers. IID would provide electricity to the Arena but would not need to develop renewable energy sources as a result of the energy demand of the Arena.

The Arena would include solar panels that would generate at least 20 percent of the Arena's energy demand consistent with provision R2-CE1: Clean Energy in the Riverside County Climate Action Plan. However, the comment does not state that bird and bat fatalities would result from the solar panels, only from the installed generation of wind or solar collectors needed to accommodate the comment's incorrect

total estimated energy demand of the proposed Project. Thus, the bird and bat fatalities calculations as a result of the proposed Project in the comment are inaccurate.

Response to Comment 37

This comment states that lighting could cause displacement of altered activity patterns of at least some species, resulting in habitat degradation and habitat loss. The Addendum confirms that while the new light sources from the Arena would contribute to the nighttime light levels in the area, the proposed Project would be required to incorporate, through the standard plan check process and implementation of the EIR No. 470 mitigation measures, the lighting requirements for Zone B as defined in Riverside County Ordinance No. 655. See Response to Comment 17, above.

As discussed above, ELMT reviewed the comments provided by Dr. Smallwood and provided direct responses to the concerns Dr. Smallwood raised. As discussed in the response to this comment provided in **Attachment A**, the Addendum confirms that while the new light sources from the Arena would contribute to the nighttime light levels in the area, the proposed Project would be required to incorporate, through the standard plan check process and implementation of the EIR No. 470 mitigation measures, the lighting requirements for Zone B as defined in Riverside County Ordinance No. 655. The proposed signs for the Arena would not exceed thresholds for nighttime illuminance. Additionally, the Preserve would be buffered from the Arena lighting by the Classic Club Golf Course, which lies between the proposed Project Site and the Preserve. Thus, with the Arena lighting directed downward, compliance with EIR No. 470 mitigation measures and Riverside County Ordinance No. 655, and the Classic Club Golf Course buffer between the Preserve and the Arena, the proposed Project's lighting would not be cast towards the Preserve.

Response to Comment 38

See Responses to Comments 8 and 18, above.

As discussed above, ELMT reviewed the comments provided by Dr. Smallwood and provided direct responses to the concerns Dr. Smallwood raised. As discussed in the response to this comment provided in **Attachment A**, the comment offered encompasses a much larger perspective on impacts to native wildlife and is not directly applicable to the immediate Project Site.

Response to Comment 39

As required under CEQA, mitigation is based on existing conditions and the potential for impacts to sensitive biological resources associated with the Project Site. The comment incorrectly assumes the Project would be inconsistent with Mitigation Measure WR-7, which requires site lighting to be directed toward the ground and away from the Preserve. See Responses to Comments 8 and 18, above.

As discussed above, ELMT reviewed the comments provided by Dr. Smallwood and provided direct responses to the concerns Dr. Smallwood raised. As discussed in the response to this comment provided in **Attachment A**, with the Arena lighting directed downward, compliance with EIR No. 470 mitigation measures and Riverside County Ordinance No. 655, and the Classic Club Golf Course buffer between the Preserve and the Arena, the proposed Project lighting would not be cast towards the Preserve. As noted above in Response to Comment 8, the Arena site has been previously disturbed and graded, and fill soil has also been brought in and deposited on the site. The site does not contain habitat suitable for the special status species covered by the CVMSHCP or any special status species not covered by the CVMSHCP. Although the Project Site is not designated for conservation under the CVMSHCP, all lands within the CVMSHCP plan area are required to demonstrate compliance with all other terms of the CVMSHCP. The proposed Project and recommended mitigation from EIR No. 470 are consistent with the CVMSHCP. The mandatory compliance of the Project with applicable CVMSHCP requirements would ensure that the addition of Planning Area 11 and the development of the Arena would not result in any new significant impacts to sensitive plant or wildlife species, and impacts would be less than significant. Thus, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

Response to Comment 40

The comment provides recommended measures related to road mortality, window collisions, indirect mortality at offsite solar PV and wind energy facilities, and funding wildlife rehabilitation facilities. See Response to Comment 19, above.

As discussed above, ELMT reviewed the comments provided by Dr. Smallwood and provided direct responses to the concerns Dr. Smallwood raised. As discussed in the response to this comment provided in **Attachment A**, the measures recommended in the comment are not applicable to the proposed Arena or otherwise necessary, as the Project would not result in impacts related to road mortality, window collisions, indirect mortality at offsite solar PV and wind energy facilities, and funding wildlife rehabilitation facilities.

Response to Comment 41

As discussed above, recommendations from SWAPE as set forth in the comment letter were included in a Supplemental Air Quality Analysis (**Attachment B**) which shows no significant changes from the air quality analysis included in the Addendum. Any recommendations from SWAPE not included in the Supplemental Air Quality Analysis are fully addressed herein. As discussed in the responses herein and in the Supplemental Air Quality Analysis, air quality emissions associated with construction and operation of the

Proposed Specific Plan would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

Response to Comment 42

The use of the "Arena" land use is consistent with what is included in the Proposed Specific Plan's VMT Analysis Memo (dated March 12, 2021)[4] which does not break down the Arena into two different land use types. Moreover, the CalEEMod default vehicle data was not relied upon in the air quality analysis. Instead, vehicle data for all land uses were updated in CalEEMod to reflect the data provided in the VMT Analysis Memo. As such, breaking the land use types into "Arena" and "Health Club" would not be consistent with the VMT Analysis Memo and mobile emissions or consistent with the operational characteristics of the Arena and would be less accurate, as default CalEEMod data would need to be relied upon for the revised land uses. Furthermore, **Attachment B** shows that the CalEEMod default energy data for "Arena" and "Health Club" are the same as detailed in Appendix D of the CalEEMod User Guide. As such, breaking the land use up into "Health Club" would not change the energy related emissions and would not result in more accurate mobile emissions.

Response to Comment 43

As shown in the Supplemental Air Quality Analysis, the CalEEMod construction data was updated to include an additional 5 parking spaces for a total of 3,005 parking spaces as suggested by SWAPE. As shown therein, construction emissions would remain the same (rounded to the nearest whole number) as what was disclosed in the Addendum. Construction emissions would remain below the SCAQMD thresholds.

CalEEMod does not generate mobile emissions associated with parking uses. Instead, mobile emissions are generated from the other land uses included in the Proposed Specific Plan. As such, the addition of a parking lot during operation would not increase mobile emissions. However, consistent with the recommendations of SWAPE, operational emissions were revised to include the parking lot associated with the proposed Arena. It should be noted that specific parking for the remaining Specific Plan Area has not yet been determined and was therefore not included in the supplemental analysis. Moreover, the purpose of the Addendum is to compare emissions to those within EIR No. 470, which did not include parking in the air quality analysis. As such, including parking for the Arena is considered to be conservative compared to what was included in EIR No. 470. As shown in the Supplemental Air Quality Analysis, operational emissions would increase under these assumptions for VOC, NOx, CO, PM10, and PM2.5.

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4 Fehr & Peers, NorthStar Specific Plan EIR Addendum Vehicles Miles Traveled (VMT) Analysis Memo, March 12, 2021 (see Appendix F2 to the Addendum).

However, no new significant impacts would occur. Moreover, the Supplemental Air Quality Analysis shows that the revised operational emissions would not exceed what was previously analyzed in EIR No. 470.

Response to Comment 44

The construction schedule for the Arena was obtained from the project construction managers and was included in Appendix A (Air Quality Study) of the Addendum. The construction schedule including the architectural coating and paving phases are shown below:

Arena Construction Schedule

Construction Activity	Duration (Days)	Description
Grading	65	Export of approximately 30,000 cubic yards of dirt
Building Construction – Concrete Structure	133	Construction of concrete structure
Building Construction – Steel Erection	134	Erection of steel support system
Building Construction – Interior/Exterior	134	Interior and exterior construction of Arena
Paving	89	Paving of asphalt surfaces
Architectural Coating	134	Application of architectural coatings to building materials

Moreover, default assumptions for the architectural coating and paving phases do not consider the size of Project area or the size of the proposed developments which would require longer phase durations than what is assumed for the CalEEMod default schedule.

Response to Comment 45

The Arena Project construction managers provided a list of construction equipment to be used during construction which was used to determine the equipment included in the CalEEMod modeling. This list included specific model numbers for certain pieces of equipment. As such, CalEEMod defaults were updated to include the documented horsepower's associated with these pieces of equipment, as shown in the equipment manufacturer's manuals and specifications.

Response to Comment 46

Consistent with the recommendations of SWAPE, the Supplemental Air Quality Analysis included fireplaces for the proposed residential uses. While it has not yet been determined if any of the residential uses would have fireplaces, it was assumed the proposed apartments would include gas powered fireplaces while the single-family homes would include wood-burning and gas-burning fireplaces as determined by CalEEMod default assumptions. This is conservative as SCAQMD Rule 445 prohibits any

new developments from installing wood-burning devices. As shown in the Supplemental Air Quality Analysis, operational emissions would increase under these assumptions for VOC, NOx, CO, PM10, and PM2.5. However, no new significant impacts would occur. Moreover, the Supplemental Air Quality Analysis shows that the revised operational emissions would not exceed what was previously analyzed in EIR No. 470.

Response to Comment 47

Consistent with SCAQMD recommendations to ensure Tier 4 Final construction will be used during construction, the Applicant will include this requirement in applicable bid documents, purchase orders, and contracts. Successful contractor(s) must demonstrate the ability to supply the compliant construction equipment for use prior to any ground disturbing and construction activities. A copy of each unit's certified tier specification or model year specification and CARB or SCAQMD operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment. Additionally, the Applicant shall require periodic reporting and provision of written construction documents by construction contractor(s) to ensure compliance and conduct regular inspections to the maximum extent feasible to ensure compliance.

Response to Comment 48

The mobile "mitigation measures" included in the CalEEMod data reflect project design features of the Arena Project considered as part of the project. Additionally, the "mitigation measures" associated with the water, area, and energy features are consistent with the requirements of the California 2019 Building Energy Efficiency Standards (Title 24) with which new developments are required to comply. These features are also disclosed in the Addendum on page 23. Moreover, the most recent CalEEMod version (CalEEMod.2016.3.2) was used for the Proposed Specific Plan air quality analysis. This version relies upon energy efficiency measures from the 2016 Title 24 standards. As such, the air quality emissions for the Proposed Specific Plan are conservative, as they do not reflect the more stringent 2019 Title 24 standards that would apply to the proposed uses.

Response to Comment 49

The updated analysis provided by SWAPE does not include the specific project information discussed above or what was provided by the Applicant. Specifically, the Proposed Specific Plan air quality analysis includes specific project construction equipment and reflects the construction schedule for the Arena Project. Moreover, it relies upon the mobile data provided in the Proposed Specific Plan's VMT Analysis Memo, and not on CalEEMod defaults for vehicle trips. The Supplemental Air Quality Analysis prepared by Meridian includes the correct Project assumptions, and the appropriate recommendations made by

SWAPE. The supplemental analysis shows that no new significant impacts for construction or operation would occur with these changes.

Response to Comment 50

The commenter erroneously claims that the Addendum did not quantitatively evaluate the Project's construction-related and operational Toxic Air Contaminants (TACs) or connect these emissions to potential health risk impacts posed to nearby existing sensitive receptors. The purpose of the Addendum was to determine if the proposed project, which consists of a proposed amendment to the approved NorthStar Specific Plan and related actions, would result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470. EIR No. 470 determined that the land uses that would be allowed by the Approved Specific Plan would not generate substantial point source emissions.

The County relies on methodology established by SCAQMD for preparation of CEQA air quality analyses. SCAQMD shares responsibility with the California Air Resources Board (CARB) for ensuring that all state and federal ambient air quality standards are achieved and maintained throughout the urban portions of various counties including Riverside. SCAQMD has jurisdiction over an area of approximately 10,743 square miles. Although SCAQMD is responsible for regional air quality planning efforts, it does not have the authority to directly regulate the air quality issues associated with new development projects within the Air Basin, such as the Project. Instead, SCAQMD published the CEQA Air Quality Handbook to assist lead agencies, as well as consultants, project proponents, and other interested parties, in evaluating potential air quality impacts of projects proposed in the Air Basin. The CEQA Air Quality Handbook provides standards, methodologies, and procedures for conducting air quality analyses and was used extensively in the preparation of the analysis for this Project.

The SCAQMD CEQA Handbook does not recommend analysis of Toxic Air Contaminants (TACs) from short-term construction activities. The rationale for not requiring a health risk assessment (HRA) for construction activities is the limited duration of exposure. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of individual cancer risk. Specifically, "Individual Cancer Risk" is the likelihood that a person continuously exposed to concentrations of TACs over a 70-year lifetime will contract cancer based on the use of standard risk assessment methodology.

Given that the greatest potential for diesel particulate emissions would only occur during excavation/grading activities (approximately 65 days) and other construction activities during the overall construction schedule of approximately 20 months would result in reduce used of heavy-duty diesel construction equipment in comparison to excavation/grading activities, the Project would not result in a long-term source of TAC emissions. No residual TAC emissions and corresponding individual cancer risk

are anticipated after construction. Therefore, additional evaluation of construction TAC emissions was not warranted.

Regarding operation, the primary sources of potential air toxics associated with the Project operations include diesel particulate matter from delivery trucks (e.g., truck traffic on local streets and idling on adjacent streets). However, these activities and the land use associated with the Project would not generate substantial TAC emissions based on review of the air toxic sources listed in SCAQMD and CARB's guidelines. The SCAQMD guidance below provides clarification as to when an HRA may be warranted.

SCAQMD published and adopted the *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*, which provides recommendations regarding the siting of new sensitive land uses near potential sources of air toxic emissions (e.g., freeways, distribution centers, rail yards, ports, refineries, chrome plating facilities, dry cleaners, and gasoline dispensing facilities).[5] SCAQMD recommends that HRAs be conducted for substantial sources of DPM (e.g., truck stops and warehouse distribution facilities that generate more than 100 trucks per day or more than 40 trucks with operating transportation refrigeration units).

Overall, there would be approximately 184 events per year at the Arena. Of these, about thirty (30) events would have an attendance of between 10,000 and 11,000 patrons, about 71 would have an attendance of 7,000 to 7,500 patrons, and about 83 events would have an attendance of 5,000 patrons or less. There would be approximately 181 days per year when there would be no events. Additionally, delivery trucks would have separate loading in/out entrances and zones, so as to not create a hazard to the public. Due to the non-continuous nature of events of the proposed Project and SCAQMD guidance, there was no quantitative analysis required for future cancer risk within the Project area as the Project is consistent with the recommendations regarding the siting of new sensitive land uses near potential sources of TAC emissions. The Specific Plan is not considered to be a substantial source of diesel particulate matter warranting a refined HRA since daily truck trips would not exceed 100 trucks per day or require operation of transport refrigeration units.

The nearest sensitive receptors to the Specific Plan Area are residential uses approximately 615 feet to the south across Interstate 10. As such, a diesel particulate matter health risk assessment is not warranted for the Proposed Specific Plan.

Response to Comment 51

The preliminary HRA prepared by SWAPE uses the annual PM10 emissions from SWAPE's updated CalEEMod data. As discussed above, the CalEEMod analysis provided by SWAPE does not include the

5 SCAQMD, *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*, May 6, 2005, accessed April 2021, http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf

specific project information discussed above provided by the Applicant. Specifically, the Proposed Specific Plan air quality analysis includes project-specific construction equipment and reflects the anticipated construction schedule provided by the Applicant. Moreover, it relies upon the mobile data provided in the Proposed Specific Plan's VMT Analysis Memo, and not on CalEEMod defaults for vehicle trips. As such, the HRA prepared by SWAPE does not accurately represent the air quality emissions of the Arena Project as proposed and cannot be relied upon to make a determination of significance for health risks from air quality emissions.

Response to Comment 52

The comment incorrectly asserts the screening table analysis in the Addendum, prepared in accordance with the County's Climate Action Plan (CAP) should not be relied upon because the measures the Addendum would satisfy in the screening table analysis are not included as mitigation measures.

State CEQA Guidelines Sections 15064 and 15064.4 calls for the lead agency to use "careful judgment..., based to the extent possible on scientific and factual data," and "a lead agency should make a good faith effort, based to the extent possible on scientific or factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project. State CEQA Guidelines Section 15064.4 also provides that the lead agency "shall have discretion" to determine the appropriate approach for assessing the significance of the project's GHG emissions, which may include "a qualitative analysis," "performance-based standards," or "a model or methodology to quantify greenhouse gas emissions." Finally, State CEQA Guidelines Section 15664.4 states that the lead agency should consider, among other things, the following three factors:

> *(1) the extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting; (2) whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; and (3) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.*

As discussed in the County's CAP, the purpose of the screening tables is to provide guidance in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated into development projects.

> *The Screening Tables assign points for each option incorporated into a project as mitigation or project design feature (collectively referred to as "feature"). The point values correspond to the minimum emissions reduction expected from each feature. The menu of features allows maximum flexibility and options for how development projects can implement the GHG reduction measures.*

> *Projects that garner at least 100 points will be consistent with the reduction quantities anticipated by the County's CAP Update. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.*[6]

The Addendum identified the measures and features that the Arena would implement according to the County's CAP Screening Tables (see Table 12: County of Riverside Greenhouse Gas Screening Table). The Arena's measures and features would garner 101 points, which would be consistent with the CAP's reduction quantities. Adding the Arena's points to the points earned by the Proposed Specific Plan, the Proposed Specific Plan would collect 150 points. As such, the Project would have a less than significant individual and cumulative impact for GHG emissions. It is important to note, the Addendum also stated the proposed Specific Plan would also include GHG reduction features that do not have assigned point values in the Screening Table. Such features require documentation of the energy efficiency of innovative designs and point values are gives based upon the proven efficiency beyond Title 24 Energy Efficiency Standards (see Page 127).

Furthermore, as analyzed in the Addendum, the proposed Amendment, which includes the Arena, would result in a decrease of 2,925 MTCO2e per year without construction amortization when compared to the Adopted Specific Plan. The comment does not dispute the greenhouse gas emissions data for the Proposed Specific Plan or the Adopted Specific Plan.

This comment also suggests that additional GHG mitigation measures are available that should be incorporated into the Project. All feasible mitigation measures have been identified and as determined in San Diego Citizenry Group v. County of San Diego (Aug. 26, 2013) 219 Cal.App.4th 1, not every infeasible mitigation measure is required to be discussed. Here, the Project identified feasible mitigation to substantially reduce impacts from GHG emissions during construction and operation. Implementation of the suggested measures identified in this comment are not needed to substantially reduce any significant impacts from GHG emissions.

The definition of feasible, per State CEQA Guidelines Section 21061.1 , means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

The comment lists several mitigation measures that are identified in the County's CAP Screening Tables that the Arena would implement. The reiteration of mitigation measures demonstrates that the

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6 County of Riverside Climate Action Plan Update, November 2019.

commenter paid minimal attention to the details of the GHG reduction strategies presented in the Addendum.

As the responses above show, the Addendum is the appropriate environmental documentation and no further review is required under the criteria established by CEQA. Please feel free to contact me at (805) 444-7896 with any questions.

Sincerely,

Meridian Consultants

Tony Locacciato, AICP

Attachment A ELMT Consulting Biological Resources Responses to Comments

Attachment B Supplemental Air Quality Analysis

Attachment A

ELMT Consulting Biological Resources Responses to Comments

April 26, 2021

MERIDIAN CONSULTANTS
Attention: *Leanna Williams*
920 Hampshire Road, Suite A5
Westlake Village, California 91361

SUBJECT: Response to Comments for the Addendum for the Coachella Valley Arena (Specific Plan No. 343 Amendment No. 2; General Plan Amendment No. 200005; Change of Zone No. 2000025; Plot Plan No. 200021; Tentative Parcel Map No. 38040)

Please find attached ELMT Consulting, Inc. response to comments to address the comments received on April 5, 2021 from Shawn Smallwood, Ph.D. for the Addendum for the Coachella Valley Arena (Specific Plan No. 343 Amendment No. 2; General Plan Amendment No. 200005; Change of Zone No. 2000025; Plot Plan No. 200021; Tentative Parcel Map No. 38040).

Comment 1: Incomplete characterization of the environmental setting

The comments by Dr. Smallwood are not directly applicable to the project site, which was mass graded after approval of the NorthStar Specific Plan project in 2006 by the County of Riverside and is separated by the existing Classic Club Golf Course and Clubhouse from the open space areas located the north of the NorthStar Specific Plan area that are the focus of the comments.

What the Smallwood letter fails to clarify is that the ELMT 2021 biological report is focused on an off-site improvement planned by the Imperial Irrigation District (IID) to improve electrical service to the NorthStar Specific Plan area, and not the Coachella Valley Area project site. It is important to note that ELMT's 2021 biological report was not prepared as an addendum to biological report for the Specific Plan Area in 1997 by James W. Cornett Associates (Cornett). As clearly described in the ELMT report, IID is proposing extending an existing electrical distribution approximately 1,600 from the northern end of Cook Street. This proposed off-site improvement is located over 1.5 miles northwest of the proposed site for the Arena as shown in the figure on the following page. Further, the 1.5 miles between this proposed off-site improvement and the Arena site contains the Xavier Preparatory High School, the Classic Club Golf Course and Clubhouse; streets, including Chase School Road, Shadow Valley Drive, Perras Avenue, Pegasus Court, and homes and other buildings. The analysis in the Smallwood letter does not distinguish between the IID Distribution Line off-site improvement that is the subject of the ELMT 2021 report and the Coachella Valley Arena project site, which consists of previously disturbed and graded land in the approved NorthStar Specific Plan Project.

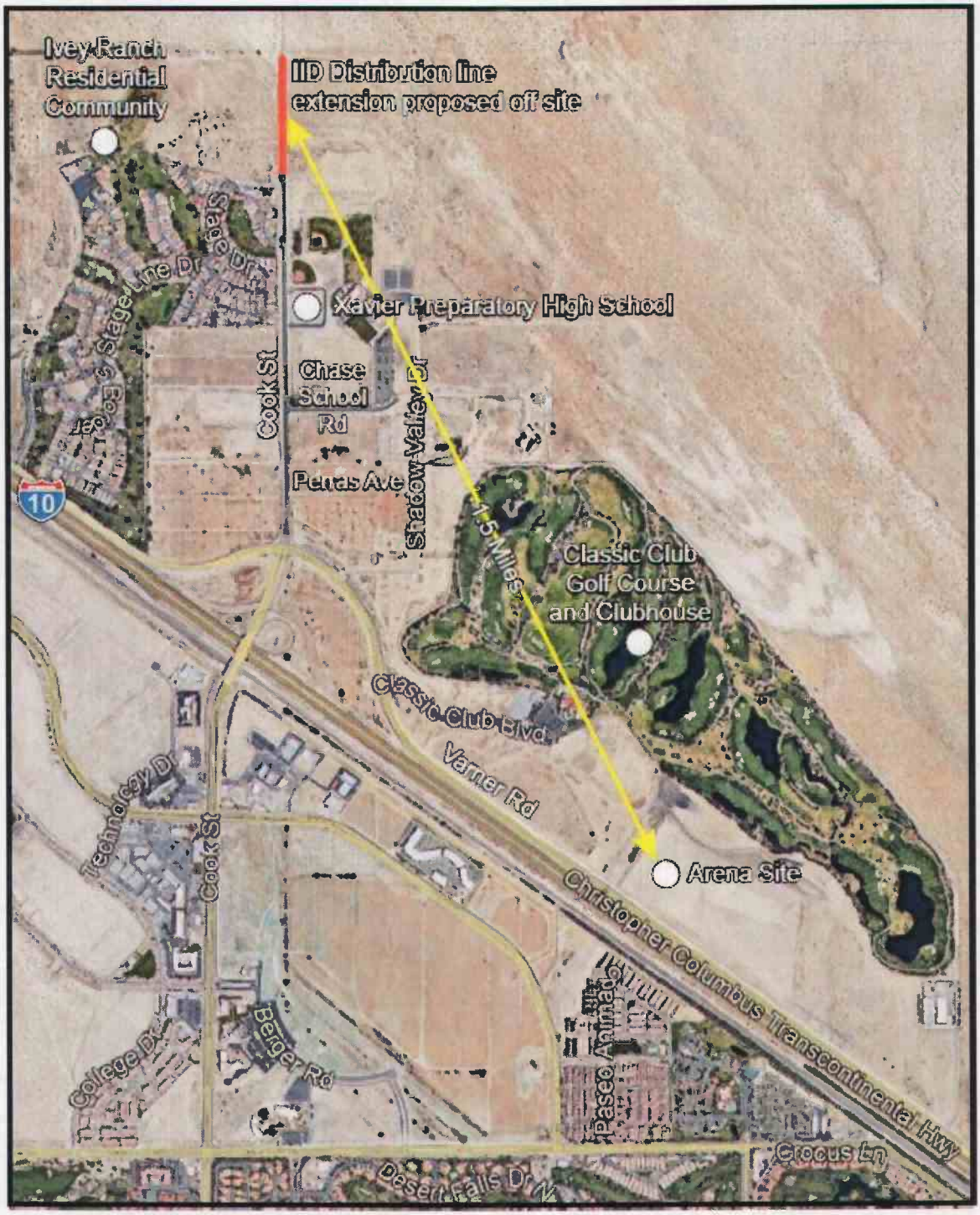
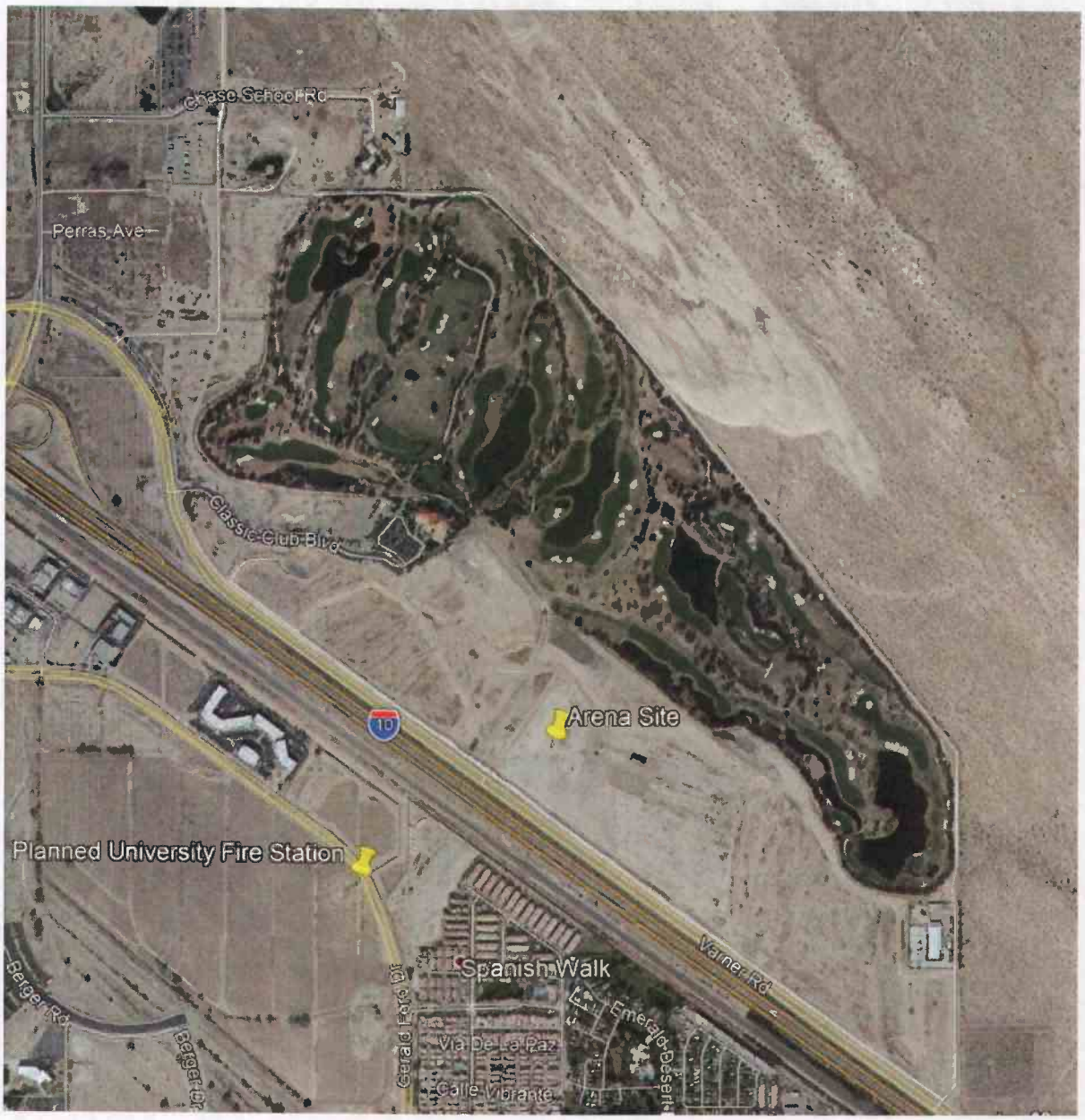


Fig 1 - Site Context

As noted above, the Arena site is located in an area that was mass graded in 2006. Further, fill materials were brought in between 2011 and 2017, as documented in the attached letter from EarthSystems. As a result, the current surface of the Arena site does not consist of soil native the site or the immediately surrounding area. The arena site is also used as an overflow parking area during golf tournaments at the Classic Club Golf Course. The Arena site has been subject to routine human disturbance since the NorthStar Specific Plan project was approved in 2006 and the Classic Club Golf Course and Clubhouse were developed. As noted in ELMT's report, no natural plant communities are present on the Arena site and only heavily disturbed, human modified areas will be affected by development of the proposed Arena as clearly shown in the December 2019 aerial photograph below:



The comments claim that in a 141minute site visit conducted by Noriko Smallwood, 12 species were added to the list of species detected in earlier on the Project Site, for a total of 71 species of vertebrate wildlife detected on the NorthStar Specific Plan area. As evidenced by the photos included in the Smallwood letter, these observations were clearly made in the open space areas located north of the end of Cook Street and not on the graded and disturbed Arena site, and are of birds flying over and not utilizing the site for foraging or stop over habitat.

The Smallwood letter provides a graph that shows a correlation between the amount of time spent surveying a project and cumulative number of wildlife species observed, and states that they are non-linear regression model fits the data well. However, the model that was provided does not account for the discrepancies between surveying native habitat and an area that has been heavily impacted and no longer provides viable or function habitat. Applying a model designed around high quality, native habitat to an area that has had all the native habitat removed and that no longer provides functional wildlife habitat for native species is not an accurate or meaningful comparison and add not value to the peer review. Even if the model was able to address observation of wildlife in the same habitat over time spent surveying the site, numerous factors such as the time of day, season, weather, surrounding anthropogenic disturbances all factor into the observation of wildlife species. However, by discussing observations made on native, protected habitat and the trying to use those results against a heavily disturbed, non-native habitat that, as a result of the impacts, is obviously much less diverse, and invalidates the offered discussion.

Additionally, the comment states the site visit was conducted on April 3, 2021. Construction equipment has been present on the Arena site since late March. However, no mention of this equipment or recent site disturbance is noted in the site visit findings in the comment letter.

The comment also incorrectly states that the survey outcomes from the 1997 survey for EIR No. 470, the Biological Resources Report (included as Appendix I to the Addendum), and the survey Noriko Smallwood conducted show that the wildlife community present on the Project Site is not realistically characterized in the Addendum to EIR No. 470 prepared by the County of Riverside. Again, what the Smallwood letter failed to clarify, is that the ELMT 2021 Biological Resources Report addresses the area where the IID offsite distribution line extension is proposed, which is located over 1.5 miles northwest of the Arena site and not the NorthStar Specific Plan area, which includes the Arena site. ELMT's biological report was not an addendum to Cornett's 1997 biological report for the overall Specific Plan Area. Likewise, Smallwood's site observations cannot represent an update to the observations in the 1997 Cornett Report, which addressed the NorthStar Specific Plan area prior to approval of the NorthStar Specific Plan project in 2006 and the subsequent mass grading.

Additionally, as a general matter, the analysis provided in the comment letter appears to be asserting fault in the biological analysis from 1997 contained in EIR No. 470. Those issues are not timely because the challenge period for EIR No. 470 long-ago expired and thus that prior analysis is conclusively deemed valid.

Comment 2: Decline of Wildlife

This comment discusses the recent general study that states North American birds have suffered a 29% decline in overall abundance over the past 48 years and erroneously asserts that, based on this information, that preparation of an EIR is needed to address the direct and cumulative impacts of the Arena project on birds. This analysis provided in the comment is based on continent-wide data in this general study, which extends approximately 30 years prior to the date of the Final EIR, and not direct applicable to the Project Site and the proposed Project. As

noted above, in the Addendum, and in the 2021 ELMT Biological Resources Report, the Arena site does not currently contain native habitat, or even native soils, and is separated from the open space areas to the north by the existing Classic Club Golf Course. Additionally, all mitigation measures adopted in 2006 by the County for the NorthStar Specific Plan, including the requirement for a pre-construction nesting bird survey in any areas where native vegetation is present will be completed to ensure no impacts to nesting birds will occur. As concluded in the County's Addendum to EIR No. 470, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact related to biological resources as analyzed in EIR No. 470.

Comment 3: Changed statutes

This comment discusses the conservation status of species has changed since 2006 and EIR No. 470. This comment does not indicate that the effect on the species will be different than that analyzed in EIR No. 470. Furthermore, the Addendum (see page 77) documents that pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.3, 3511, and 3513 of the California Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs), the proposed Project would be required to protect any nesting birds present on the Arena. Regulatory compliance with the MBTA and California Fish and Game Code would require a preconstruction clearance survey for nesting birds be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction if it occurs between February 1 and August 31. Again, given the ongoing and recent disturbance of the Arena site as described above, and the lack of vegetation present on the site, there is a lack of habitat suitable for use as nesting sites.

Comment 4: New research tools and data

New data and research tools noted by Dr. Smallwood, while creating exciting new ways to assessment impact, do not have any bearing on ELMT's investigation and conclusions. ELMT stands by its assessment as noted above in Response to Comment 1. All available electronic databases, including the California Community Naturalized Diversity Database, were queried during the literature review for the preparation of both the Cornett and ELMT biological reports.

Comment 5: Habitat loss and habitat fragmentation

This comment has no direct applicability to the assessment by ELMT of the off-site IID Distribution Line improvement. ELMT stands by its assessment, and as noted above in Response to Comment 1, the Project Site has been substantially altered by past development activities over the last few decades and does not currently contain functioning native habitat for any sensitive species occurring in the Coachella Valley. Regular site maintenance (weed clearance, etc.) has occurred on the Project Site since grading ended in 2017. For these reasons, the claim in the comment that the Project would deny California of 105,940 birds over the next century due solely to loss of terrestrial habitat is widely inaccurate. As noted, the proposed project will result in impacts to previously heavily distributed habitat and cannot be considered significant. As such, impacts associated with biological resources would be similar to those identified in EIR No. 470.

ELMT would like to point out, again, that the ELMT Biological Resources Report was not an Addendum to Cornett's biological report. ELMT's biological report analyzed potential impacts to habitat from implementation

of the Proposed Project's IID offsite improvements, that includes 11 40-foot tall power poles in an existing 1,600 foot right-of-way owned by IID that passes through existing development.

The comment also incorrectly states the wildlife movement is important on the Project Site because it provides opportunities for stopover and staging of volant wildlife during migration. However, as discussed above, the Project Site was mass graded in 2006 and has been subject to continuous disturbance since the mass grading was completed and the Classic Club Golf Course separates the Arena site from the open space areas to the north. The Arena site is not located in an existing wildlife migration corridor. A migratory corridor does exist northeast of the Project site within the Coachella Valley Preserve. Mitigation measures listed in the 2006 EIR addressed the potential for the NorthStar Specific Plan project to affect this corridor. The golf course was located in the northern portion of the Specific Plan Area to provide a buffer between the Preserve and the residential, commercial, and light industrial uses approved between the golf course and the I-10 Freeway.

Comment 6: Road mortality

The comment encompasses a much larger perspective on native wildlife and is not directly applicable to the Arena Project Site. ELMT stands by its assessment as noted above in Response to Comment 1. The comment asserts the impacts of wildlife mortality from traffic generated by the Arena and NorthStar Specific Plan were not addressed in the Addendum or EIR No. 470. As discussed above in Response to Comment 1, the analysis provided in the comment letter appears to be asserting fault in the biological analysis from 1997 contained in EIR No. 470. Those issues are not timely because the challenge period for EIR No. 470 long-ago expired and thus that prior analysis is conclusively deemed valid.

Additionally, the Arena would be located within approximately 41 acres of the mixed-use specific plan area that is approved for development of over 800,000 square feet of business park uses that would generate similar or greater traffic volumes than the proposed Arena. Additionally, the Addendum analyzed traffic impacts and concluded the addition of the proposed Project would not result in a new impact or increase the severity of a previously identified significant impact related to transportation/traffic as analyzed in EIR No. 470. Accordingly, these effects have previously been addressed in EIR No. 470.

The comment asserts that operations of the Arena over 50 years would accumulate 2,152,800 bird fatalities due to traffic collisions. The analysis provided uses data and formulas comparing the bird fatalities from traffic generated for the Arena to wind turbines, which are two vastly different uses and heights. Any discussion of bird fatalities must be focused on a specific area and must analyze those impacts that could occur on the specific site by feature found on that specific site. The commentor repeatedly reaches and brings in erroneous data and models to make a point that does not apply to this project site.

As discussed in Response to Comment 5, the Project Site has been continuously disturbed since 2006 and the existing Classic Club Golf Course acts as a buffer between the Preserve, where birds and other wildlife would occur, and the Arena. Additionally, directly south of the Project Site is Varner Road. I-10 is located immediately south of Varner Road. Given the Project Site's close proximity to these existing roads, the addition of the Arena would not substantially increase the level of road mortality for birds already occurring on Varner Road or the I-10 Freeway.

Comment 7: Bird-window collisions

The comment erroneously assumes 2,100 bird deaths would result from birds colliding with Arena windows over 100 years. The Arena building would have a maximum height of approximately 65 feet, which would be below the maximum height of buildings currently allowed by the NorthStar Specific Plan and analyzed in EIR No. 470. There are buildings surrounding the Project Site of similar heights in unincorporated Riverside County and neighboring City of Palm Desert. Windows in these similar height buildings may also result in bird death collisions. The addition of the Arena would not substantially increase bird death collisions as the height and other characteristics of the proposed Arena are similar to existing and approved buildings in the area.

Comment 8: Line-strike mortality

The comment predicts 55 bird fatalities a year from the IID offsite improvements. As discussed in the Addendum (on page 84), the offsite improvements consist of a 1,600-foot extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit would be installed to connect these two existing lines. Thus, there are already existing distribution line poles located immediately north and south of the 1,600 foot gap that would be filled by the proposed line extension. Adding eleven (11) new aboveground poles and conduit would not substantially increase bird fatalities in an area where poles and distribution lines currently exist.

Comment 9: Mortality caused by greater energy demand

The comment incorrectly estimates the energy demand for the proposed Project. This incorrect energy demand is then compared to wind projects in Contra Costa and Alameda Counties to determine the amount of bird and bat fatalities from the Project's energy demand. It is inaccurate to compare wind projects to the Arena Project which consists of a multi-purpose arena and hockey training facility. The comment cites recent changes in California law would require incrementally more generation of energy to come from renewable sources, soon to total 100% of the generation, and Senate Bill 100. As the comment states, Senate Bill 100 requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045. The Arena and its applicant are not electricity providers. IID would provide electricity to the Arena. As shown in Appendix K to the Addendum, IID can extend electrical facilities to serve the Project and provided a plan of service. The plan of service does not discuss the need to develop renewable energy sources as a result of the energy demand of the Arena. As discussed in the Addendum (see page 24), the Arena would include solar panel construction and operation atop the pedestrian walkway along the northeastern boundary of the Project Site and parking lot to provide power to the Arena. The solar panels would generate at least 20 percent of the Arena's energy demand consistent with provision R2-CE1: Clean Energy in the Riverside County Climate Action Plan. However, the comment does not state that bird and bat fatalities would result from the solar panels, only from the installed generation of wind or solar collectors needed to accommodate the comment's incorrect total estimated energy demand of the proposed Project. Thus, the bird and bat fatalities calculations as a result of the proposed Project in the comment are inaccurate.

Comment 10: Artificial lighting

The Addendum confirms that while the new light sources from the Arena would contribute to the nighttime light levels in the area, the proposed Project would be required to incorporate, through the standard plan check process and implementation of the EIR No. 470 mitigation measures, the lighting requirements for Zone B as defined in Riverside County Ordinance No. 655. As discussed in the Addendum (pages 52-53), the Arena will utilize all

LED lighting designed to meet current County Code requirements. The exterior lighting design of the Arena building would include parking lot lighting, plaza lighting, and façade lighting designed to current code and municipal requirements to provide site illumination and provide an accompaniment to the architectural design. The proposed Project would include Monument Signs at 45 feet in height and a Freeway Sign at 65 feet along Varner Road. There are no national or County standards for maximum nighttime illuminance above ambient light levels. Nearby cities use a maximum nighttime illuminance from a sign threshold of 0.3 footcandles for residential areas and 1.0 footcandles for commercial areas. The proposed signs would not exceed this threshold. Additionally, as the signs are located near the I-10, the signs would be required to comply with all California Department of Transportation (Caltrans) requirements (static frame images, four second minimum frame display times, etc.). Thus, the Arena would not cause excessive illuminance or light pollution. Additionally, the Preserve would be buffered from the Arena lighting by the Classic Club Golf Course, which lies between the proposed Project Site and the Preserve. The Arena would also utilize all LED lighting designed to meet current code and municipal requirements to ensure the proposed Project would not create a new source of substantial light or glare. Thus, with the Arena lighting directed downward, compliance with EIR No. 470 mitigation measures and Riverside County Ordinance No. 655, and the Classic Club Golf Course buffer between the Preserve and the Arena, the proposed Project's lighting would not be cast towards the Preserve.

Comment 11: Cumulative Impacts

As noted, the comment offered encompasses a much larger perspective on impacts to native wildlife and is not directly applicable to the immediate Project Site. ELMT stands by its assessment as noted above in Response to Comment 1.

Comment 12: Mitigation

As required under CEQA, mitigation is based on existing conditions and the potential for impacts to sensitive biological resources associated with the project site. The comment incorrectly assumes the Project would not be consistent with Mitigation Measure WR-7, which requires site lighting to be directed toward the ground and away from the Preserve. See response above related to artificial lighting. With the Arena lighting directed downward, compliance with EIR No. 470 mitigation measures and Riverside County Ordinance No. 655, and the Classic Club Golf Course buffer between the Preserve and the Arena, the proposed Project lighting would not be cast towards the Preserve.

The comment discusses the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) but says it does not cover all the special status species known to occur on the Project site. The Smallwood letter states that CVMSHCP does not cover 59 species the surveys have identified on the project site. This comment is not a meaningful comment since their inventory of species was not done on the defined project site which, as noted, is heavily disturbed and does not support native habitat. And, therefore, their list of special-status species identified in native, offsite habitat is not applicable to the project site.

As noted above, the Arena site has been previously disturbed and graded and fill soil has also been brought in and deposited on the site. The site does not contain habitat suitable for the special status species covered by the CVMSHCP or any special status species identified in the various biological databases is not a meaningful comparison. Further, all mitigation measures adopted in 2006 by the County for the NorthStar Specific Plan, will be implemented to ensure no impacts to special-status species will occur. As concluded in the County's

Addendum to EIR No. 470, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact related to biological resources as analyzed in EIR No. 470.

The CMMSCHP addresses approximately 1.2 million acres in the Coachella Valley and the surrounding mountains. The CVMSHCP was developed specifically to support development projects within the Coachella Valley. As discussed in Section 4.1.4, Biological Resources, in the Addendum and in the Biological Resources Report in Appendix I to the Addendum, the CVMSHCP was approved subsequent to certification of EIR No. 470. EIR No. 470 identified that the CVMSHCP had not been adopted at the time of certification of EIR No. 470 and approval of the NorthStar Specific Plan, but that the Specific Plan area is adjacent to the Thousand Palms Conservation Area which means that the adjacency guidelines apply. The Project Site is not located within any CVMSHCP conservation cells, indicating that the site is not designated for conservation under the plan. Although the Project Site is not designated for conservation under the MSHCP, all lands within the MSHCP plan area are required to demonstrate compliance with all other terms of the MSHCP. The proposed Project and recommended mitigation from EIR No. 470 are consistent with the CVMSHCP. The mandatory compliance of the Project with applicable CVMSHCP requirements would ensure that the addition of Planning Area 11 and the development of the Arena would not result in any new significant impacts to sensitive plant or wildlife species, and impacts would be less than significant. Thus, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

Comment 13: Recommended Measures

The comment also provides recommended measures related to road mortality, window collisions, indirect mortality at offsite solar PV and wind energy facilities, and fund wildlife rehabilitation facilities. As discussed in Responses to Comments 6-9, above, these measures are not applicable to the proposed Arena project or necessary as the Arena project will not result in the impacts identified in the comments.

If you have further questions or comments please do not hesitate to contact Tom McGill at (951) 285-6014 or tmcgill@elmtconsulting.com or Travis McGill at (909) 816-1646 or travismcgill@elmtconsulting.com.

Sincerely,

Thomas J. McGill, Ph.D.
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November 17, 2017

File No.: 09741-02
Doc. No.: 17-11-717

The H.N. & Frances Berger Foundation
P.O. Box 13390
Palm Desert, California 92255

Attention: Mr. Doug Vance

Subject: **Report of Field Density Testing**
75-200 North Star Resort Parkway

Project: **North Star Development—The Classic Club**
NEC Cook Street & Varner Road
Palm Desert area of Riverside County, California

From September 27, 2011 through March 1, 2017, a representative of our firm performed density tests at the above referenced project on an "as-requested" intermittent basis. Earth Systems' services were to provide percent compaction results only. Tests were performed at random locations in accordance with ASTM D 6938, Nuclear Density Test Procedure.

The approximate locations of the tests are presented on the attached Compaction Test Location Sketch, Plate 1, and the results are summarized on the attached test reports. A total of 129 density tests were performed. The test results indicate that a minimum of 90% relative compaction was obtained at the locations tested. Elevations presented are based on staking and information provided by others.

At various test locations, Earth Systems representatives sampled sixteen locations and brought the samples to the Earth Systems laboratory for maximum density testing. The maximum density-optimum moisture content was determined in the laboratory in accordance with ASTM D 1557. These test results are as follows:

DISCUSSION:

Soil Description	USCS	Maximum Dry Density	Optimum Moisture
Brown Well Graded Sand w/Silt	SW-SM	131.5 pcf	7.5%
Brown Silty Fine to Medium Sand	SM	121.5 pcf	10.0%
Brown Well Graded Sand w/Silt & Some Fine Gravel	SW-SM	126.9 pcf	7.6%
Brown Fine Sandy Silt w/Some Fine Gravel	ML	117.6 pcf	11.8%

Brown Silty Fine to Medium Sand	SM	113.4 pcf	11.9%
Brown Very Silty Fine to Medium Sand	SM	109.0 pcf	13.6%
Brown Silty Fine to Medium Sand to Fine to Medium Sandy Silt	SM to ML	103.6 pcf	12.8%
Brown Well Graded Sand w/Silt & Some Fine to Coarse Gravel	SW-SM	132.1 pcf	6.8%
Brown Well Graded Sand w/Gravel and Silt	SW-SM	126.4 pcf	8.0%
Brown Poorly Graded Fine to Medium Sand w/Silt	SP-SM	123.8 pcf	6.8%
Brown Silty Fine to Medium Sand w/Trace Fine Gravel	SM	118.0 pcf	10.8%
Brown Silty Fine Sand to Sandy Silt	SM to ML	116.9 pcf	10.9%
Brown Fine to Medium Sand	SP	114.5 pcf	12.6%
Brown Silty Fine Sand w/Trace Clay Lumps	SM	122.7 pcf	11.5%
Brown Silty Fine to Medium Sand to Fine to Medium Sandy Silt	SM to ML	105.5 pcf	7.7%
Brown Silty Fine to Medium Sand and Some Fine Gravel	SM	127.5 pcf	6.7%

1. The project is located approximately 0.8 miles southeast of the intersection of Interstate 10 freeway and Cook Street and on the north side of the freeway in the Palm Desert area, Riverside County, California.
2. Earth Systems was notified by client representatives when testing was requested. Earth Systems was used for compaction testing on an intermittent fill placement process. Full-time observation by Earth Systems technicians for overexcavation and grading of the fill was not requested as Earth Systems scope of work.
3. Various observations of the contractors' work are described below for when Earth Systems was onsite:

   - Fill was imported at various times between September 27, 2011 and March 1, 2017. Various contractors were used for grading operations.

- On October 16, 2014, an Earth Systems staff member noted the contractor is on site with an 824 dozer and water trucks running down windrows from bottom dump trucks with water trucks in support.

- On January 5, 2015, an Earth Systems staff member noted, "Contractor (Lippert) on site w/2 637 scrapers, 2 water trucks, 1 blade, 1 dozer Cat D-8...".

- One hundred twenty-nine (129) compaction tests were provided by Earth Systems. At the locations tested, 129 relative compaction results were greater than or equal to 90% which is the Riverside County and California Building Code minimum for general fill placement.

4. The purpose of testing was to determine percent relative compaction at the test locations.

5. No engineering opinion regarding the suitability of the fill to perform any purpose is made. For future use of the site or project design, a geotechnical report will be required to provide project specific recommendations regarding the fills and their use on whatever project is proposed.

LIMITATIONS

The test results summarized in this report present the moisture and density only at the locations and depths tested on the specified dates. The summarized field and laboratory tests were performed in accordance with engineering principles generally accepted at this time and location. No opinion is expressed as to the uniformity of the material or compaction. No guaranty or warranty of the contractor's work is made or implied. The test locations are approximate and were determined by pacing and sighting from prominent field features. In our work, we have relied on topographic and surveying information provided by others.

With any manufactured product, there are statistical variations in its uniformity and in the accuracy of tests used to measure its quality. As compared with other manufactured products, field construction usually presents large statistical variations in its uniformity and in the accuracy of test results used to measure its quality. Thus, even with very careful observation and testing, it cannot be said that all parts of the product comply with the job requirements, and the degree of certainty is greater with full-time observation and testing than it is with testing only. Therefore, our opinion based on testing the work means that there is only a statistically-based probability that the densities obtained comply with the job requirements.

This report is issued with the understanding that it is the responsibility of the owner or his representative to ensure that this report is submitted to the appropriate governing agencies.

If there are any questions, please do not hesitate to contact this office.

Respectfully submitted,
EARTH SYSTEMS SOUTHWEST

Anthony Colarossi
Project Engineer
CE 60302

Attachments: Plate 1-Compaction Test Location Sketch
Report of Relative Compactions

Distribution: 1/The H.N. & Frances Berger Foundation
1/Email, Mr. James Bazua, Altum Group, james.bazua@thealtumgroup.com
1/BD File

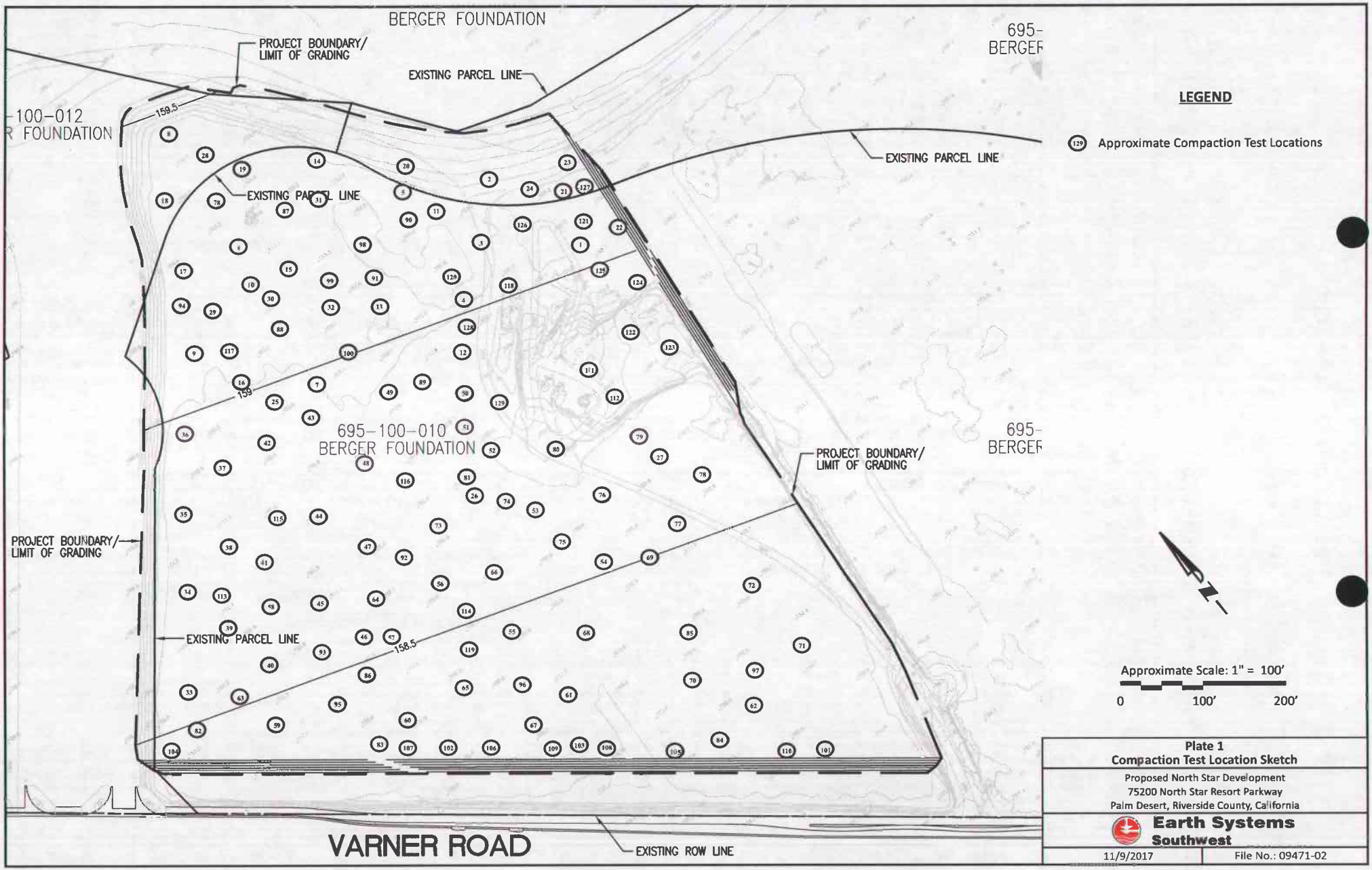

Plate 1
Compaction Test Location Sketch

Proposed North Star Development
75200 North Star Resort Parkway
Palm Desert, Riverside County, California

Earth Systems Southwest

11/9/2017	File No.: 09471-02

REPORT OF RELATIVE COMPACTIONS

JOB NAME: 75-200 North Star Resort Parkway **ESSW FILE NO.:** 09471-02

LOCATION: Palm Desert Area, Riverside County **ESSW DOC. NO.:** 04-04-838

Test No.	Date Tested	Description	Approximate Elevation (feet)	% Moisture In Place	Dry Density In Place (pcf)	Relative Compaction	Maximum Dry Density (pcf)	Required Minimum Compaction (%)
1	09/27/11	Per Plan	153.0	4.2	125.5	95%	131.5	90%
2	09/27/11	Per Plan	153.5	5.7	126.3	96%	131.5	90%
3	09/27/11	Per Plan	154.0	4.9	127.0	96%	131.5	90%
4	09/27/11	Per Plan	154.0	8.5	113.2	93%	121.5	90%
5	09/27/11	Per Plan	154.5	9.5	115.0	94%	121.5	90%
6	09/27/11	Per Plan	154.5	9.6	112.7	92%	121.5	90%
7	09/27/11	Per Plan	154.0	4.9	124.4	94%	131.5	90%
8	09/27/11	Per Plan	154.5	5.0	123.9	94%	131.5	90%
9	09/27/11	Per Plan	154.5	4.4	125.0	95%	131.5	90%
10	09/28/11	Per Plan	154.0	9.9	114.0	93%	121.5	90%
11	09/28/11	Per Plan	154.5	8.6	112.6	92%	121.5	90%
12	09/28/11	Per Plan	154.0	9.5	115.3	94%	121.5	90%
13	09/28/11	Per Plan	154.5	6.3	123.9	94%	131.5	90%
14	09/28/11	Per Plan	155.0	5.9	125.0	95%	131.5	90%
15	09/28/11	Per Plan	155.0	6.0	124.6	94%	131.5	90%
16	09/28/11	Per Plan	155.5	9.5	113.7	93%	121.5	90%
17	09/28/11	Per Plan	155.0	10.0	112.5	92%	121.5	90%
18	09/28/11	Per Plan	155.5	9.9	114.4	94%	121.5	90%
19	09/28/11	Per Plan	155.5	5.7	125.3	95%	131.5	90%
20	09/28/11	Per Plan	156.0	6.3	124.1	94%	131.5	90%
21	10/03/11	Per Plan	155.5	8.7	122.3	93%	131.5	90%
22	10/03/11	Per Plan	156.0	6.5	121.6	92%	131.5	90%
23	10/03/11	Per Plan	153.0	7.8	123.9	94%	131.5	90%
24	10/03/11	Per Plan	154.5	8.8	122.5	93%	131.5	90%
25	03/06/12	Per Plan	SG	9.1	125.9	99%	126.9	90%
26	03/06/12	Per Plan	SG	7.4	121.6	95%	126.9	90%
27	03/06/12	Per Plan	SG	5.1	123.1	97%	126.9	90%
28	04/10/12	Per Plan	156.0	5.3	110.1	93%	117.6	90%

REPORT OF RELATIVE COMPACTIONS

JOB NAME: 75-200 North Star Resort Parkway **ESSW FILE NO.:** 09471-02

LOCATION: Palm Desert Area, Riverside County **ESSW DOC. NO.:** 04-04-838

Test No.	Date Tested	Description	Approximate Elevation (feet)	% Moisture In Place	Dry Density In Place (pcf)	Relative Compaction	Maximum Dry Density (pcf)	Required Minimum Compaction (%)
29	04/10/12	Per Plan	156.5	4.2	113.5	96%	117.6	90%
30	04/10/12	Per Plan	156.5	4.6	111.7	94%	117.6	90%
31	04/10/12	Per Plan	156.0	11.2	109.1	92%	117.6	90%
32	04/10/12	Per Plan	156.0	14.8	111.0	94%	117.6	90%
33	07/25/12	Per Plan	4.0 BSG	11.4	109.2	96%	113.4	90%
34	07/25/12	Per Plan	4.0 BSG	18.3	102.0	93%	109.0	90%
35	07/25/12	Per Plan	4.0 BSG	18.0	104.6	95%	109.0	90%
36	07/25/12	Per Plan	4.0 BSG	10.1	109.0	96%	113.4	90%
37	07/25/12	Per Plan	4.0 BSG	13.0	110.1	97%	113.4	90%
38	07/25/12	Per Plan	4.0 BSG	14.8	103.1	94%	109.0	90%
39	07/25/12	Per Plan	4.0 BSG	12.7	98.5	95%	103.6	90%
40	07/25/12	Per Plan	4.0 BSG	9.8	94.8	91%	103.6	90%
41	07/25/12	Per Plan	4.0 BSG	9.6	109.5	96%	113.4	90%
42	07/25/12	Per Plan	4.0 BSG	9.6	104.3	91%	113.4	90%
43	07/25/12	Per Plan	4.0 BSG	9.8	106.0	93%	113.4	90%
44	07/25/12	Per Plan	4.0 BSG	5.3	97.3	93%	103.6	90%
45	07/25/12	Per Plan	4.0 BSG	14.4	109.4	96%	113.4	90%
46	07/25/12	Per Plan	4.0 BSG	9.2	103.2	94%	109.0	90%
47	07/25/12	Per Plan	4.0 BSG	14.7	103.6	95%	109.0	90%
48	07/25/12	Per Plan	4.0 BSG	12.6	109.2	96%	113.4	90%
49	10/17/12	Per Plan	153.5	6.4	126.5	95%	132.1	90%
50	10/17/12	Per Plan	153.5	7.2	123.3	93%	132.1	90%
51	10/17/12	Per Plan	153.5	5.3	125.4	94%	132.1	90%
52	10/17/12	Per Plan	153.5	7.4	125.3	94%	132.1	90%
53	10/17/12	Per Plan	153.5	5.0	120.7	91%	132.1	90%
54	12/12/12	Per Plan	154.0	8.0	119.8	94%	126.4	90%
55	12/12/12	Per Plan	154.5	6.8	120.5	95%	126.4	90%
56	12/12/12	Per Plan	154.2	7.5	114.6	92%	123.8	90%
57	12/12/12	Per Plan	154.5	8.6	116.3	93%	123.8	90%

REPORT OF RELATIVE COMPACTIONS

JOB NAME: 75-200 North Star Resort Parkway **ESSW FILE NO.:** 09471-02

LOCATION: Palm Desert Area, Riverside County **ESSW DOC. NO.:** 04-04-838

Test No.	Date Tested	Description	Approximate Elevation (feet)	% Moisture In Place	Dry Density In Place (pcf)	Relative Compaction	Maximum Dry Density (pcf)	Required Minimum Compaction (%)
58	12/12/12	Per Plan	154.5	7.1	112.4	90%	123.8	90%
59	06/19/13	Per Plan	155.0	14.7	106.5	90%	118.0	90%
60	06/19/13	Per Plan	155.0	13.1	107.2	90%	118.0	90%
61	06/19/13	Per Plan	155.0	12.4	108.5	91%	118.0	90%
62	06/19/13	Per Plan	155.0	10.3	111.2	94%	118.0	90%
63	12/30/13	Per Plan	1.0 BSG	8.0	113.6	97%	116.9	90%
64	12/30/13	Per Plan	1.0 BSG	8.4	114.1	97%	116.9	90%
65	12/30/13	Per Plan	1.0 BSG	7.6	114.2	97%	116.9	90%
66	12/30/13	Per Plan	1.0 BSG	7.5	110.7	94%	116.9	90%
67	12/30/13	Per Plan	1.0 BSG	7.0	109.9	94%	116.9	90%
68	12/30/13	Per Plan	1.0 BSG	5.5	113.6	97%	116.9	90%
69	12/30/13	Per Plan	1.0 BSG	6.6	112.6	96%	116.9	90%
70	12/30/13	Per Plan	1.0 BSG	7.3	113.4	97%	116.9	90%
71	12/30/13	Per Plan	1.0 BSG	5.9	107.1	91%	116.9	90%
72	12/30/13	Per Plan	1.0 BSG	6.3	106.5	91%	116.9	90%
73	10/16/14	Per Plan	SG	7.3	112.1	95%	118.0	90%
74	10/16/14	Per Plan	SG	5.2	110.6	93%	118.0	90%
75	10/16/14	Per Plan	SG	10.3	114.4	96%	118.0	90%
76	10/16/14	Per Plan	SG	9.8	116.1	98%	118.0	90%
77	10/16/14	Per Plan	SG	9.2	114.5	97%	118.0	90%
78	10/16/14	Per Plan	SG	8.7	117.3	99%	118.0	90%
79	10/16/14	Per Plan	SG	9.3	115.4	97%	118.0	90%
80	10/16/14	Per Plan	SG	8.9	114.9	97%	118.0	90%
81	10/16/14	Per Plan	SG	10.1	113.4	96%	118.0	90%
82	02/06/17	Per Plan	SG	7.3	112.4	98%	114.5	90%
83	02/06/17	Per Plan	SG	8.6	110.6	96%	114.5	90%
84	02/06/17	Per Plan	SG	8.4	110.1	96%	114.5	90%
85	02/06/17	Per Plan	SG	5.9	112.3	98%	114.5	90%
86	02/06/17	Per Plan	SG	7.6	112.3	98%	114.5	90%

REPORT OF RELATIVE COMPACTIONS

JOB NAME: 75-200 North Star Resort Parkway **ESSW FILE NO.:** 09471-02

LOCATION: Palm Desert Area, Riverside County **ESSW DOC. NO.:** 04-04-838

Test No.	Date Tested	Description	Approximate Elevation (feet)	% Moisture In Place	Dry Density In Place (pcf)	Relative Compaction	Maximum Dry Density (pcf)	Required Minimum Compaction (%)
87	04/01/14	Per Plan	SG	3.5	107.1	93%	114.5	90%
88	04/01/14	Per Plan	SG	3.2	107.6	93%	114.5	90%
89	04/01/14	Per Plan	SG	2.5	105.7	92%	114.5	90%
90	04/01/14	Per Plan	SG	2.6	109.4	95%	114.5	90%
91	04/01/14	Per Plan	SG	3.2	109.9	95%	114.5	90%
92	04/01/14	Per Plan	SG	3.7	104.8	91%	114.5	90%
93	04/01/14	Per Plan	SG	8.7	109.7	95%	114.5	90%
94	04/01/14	Per Plan	SG	7.6	106.5	93%	114.5	90%
95	04/21/14	Per Plan	SG	13.4	104.6	91%	114.5	90%
96	04/21/14	Per Plan	SG	12.9	109.9	95%	114.5	90%
97	04/21/14	Per Plan	SG	13.7	107.0	93%	114.5	90%
98	04/18/14	Per Plan	SG	10.4	106.9	93%	114.5	90%
99	04/18/14	Per Plan	SG	11.1	104.8	91%	114.5	90%
100	04/18/14	Per Plan	SG	10.8	103.2	90%	114.5	90%
101	01/05/15	Per Plan	152.0	9.7	111.0	90%	122.7	90%
102	01/05/15	Per Plan	152.5	5.3	112.4	91%	122.7	90%
103	01/05/15	Per Plan	153.0	6.6	111.4	90%	122.7	90%
104	01/05/15	Per Plan	153.5	8.4	110.5	90%	122.7	90%
105	01/06/15	Per Plan	154.0	11.9	114.8	93%	122.7	90%
106	01/06/15	Per Plan	154.0	10.5	115.5	94%	122.7	90%
107	01/06/15	Per Plan	154.0	8.8	117.1	95%	122.7	90%
108	01/06/15	Per Plan	154.0	9.7	116.1	94%	122.7	90%
109	01/06/15	Per Plan	151.0	10.1	115.8	94%	122.7	90%
110	01/06/15	Per Plan	151.0	11.6	116.2	94%	122.7	90%
111	01/06/15	Per Plan	SG	9.1	117.1	95%	122.7	90%
112	01/06/15	Per Plan	SG	8.4	116.9	95%	122.7	90%
113	01/07/15	Per Plan	SG	5.0	117.7	95%	122.7	90%

REPORT OF RELATIVE COMPACTIONS

JOB NAME: 75-200 North Star Resort Parkway **ESSW FILE NO.:** 09471-02

LOCATION: Palm Desert Area, Riverside County **ESSW DOC. NO.:** 04-04-838

Test No.	Date Tested	Description	Approximate Elevation (feet)	% Moisture In Place	Dry Density In Place (pcf)	Relative Compaction	Maximum Dry Density (pcf)	Required Minimum Compaction (%)
114	01/07/15	Per Plan	SG	6.3	116.4	94%	122.7	90%
115	01/07/15	Per Plan	SG	6.9	115.8	94%	122.7	90%
116	01/07/15	Per Plan	SG	8.1	113.6	92%	122.7	90%
117	01/07/15	Per Plan	SG	7.6	114.1	92%	122.7	90%
118	01/07/15	Per Plan	SG	6.9	113.9	92%	122.7	90%
119	01/07/15	Per Plan	SG	7.3	115.1	93%	122.7	90%
120	09/22/15	Per Plan	SG	11.0	102.4	97%	105.5	90%
121	09/22/15	Per Plan	1.0 BG	14.8	102.9	97%	105.5	90%
122	09/22/15	Per Plan	2.0 BG	9.3	108.3	91%	118.0	90%
123	10/19/15	Per Plan	5.0 BSG	6.0	120.4	98%	122.7	90%
124	10/19/15	Per Plan	5.0 BSG	4.7	119.7	97%	122.7	90%
125	10/19/15	Per Plan	5.0 BSG	5.5	120.6	98%	122.7	90%
126	03/01/17	Per Plan	SG	9.6	116.9	91%	127.5	90%
127	03/01/17	Per Plan	SG	10.7	114.8	90%	127.5	90%
128	03/01/17	Per Plan	SG	11.5	115.6	90%	127.5	90%
129	03/01/17	Per Plan	SG	11.1	114.9	90%	127.5	90%

SG = Subgrade
BSG = Below Subgrade
* = Failing Test
** = Failing Retest
*** = Passing Retest

Attachment B

Supplemental Air Quality Analysis

SUPPLEMENTAL AIR QUALITY ANALYSIS

This Supplemental Air Quality analysis was prepared in response to the comments on the NorthStar Specific Plan Amendment (Addendum) provided by Soil Water Air Protection Enterprise ("SWAPE") in a letter dated April 6, 2021. The air quality analysis provided in the Addendum relied upon project-specific information provided by the Applicant and the Proposed Specific Plan's VMT Analysis Memo (dated March 12, 2021). Specifically, the Proposed Specific Plan's air quality analysis includes anticipated construction equipment provided by the Applicant and takes into account a pre-approved construction schedule. Mobile emissions were calculated based on the vehicle miles traveled (VMT) and daily vehicle trip data provided in the VMT Analysis Memo.[1] The revised analysis provided below includes the construction and operational model changes as recommended by SWAPE. As shown, these incremental changes do not result in a significant change in air quality emissions compared to what was analyzed in the Addendum. Moreover, this analysis shows that the revised operational emissions would not exceed what was previously analyzed in EIR No. 470. Therefore, no new significant impacts would occur with these incremental changes. As such, air quality emissions associated with construction and operation of the Proposed Specific Plan would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

Construction

Construction emissions were revised to include five more parking spaces for a total of 3,005 parking spaces. As shown in **Table 1: Revised Construction Emissions**, construction emissions would remain the same (rounded to the nearest whole number) as what was disclosed in the Addendum. Construction emissions would remain below the SCAQMD thresholds. Supplemental CalEEMod data for the revised construction scenario is attached below.

Table 1
Revised Construction Emissions

Source	VOC	NOx	CO	SOx	PM10	PM2.5
	pounds/day					
Addendum Analysis	71	53	193	<1	16	6
Revised Analysis	71	53	193	<1	16	6
SCAQMD Mass Daily Threshold	75	100	550	150	150	55
Threshold exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.
Notes:
CO = carbon monoxide; NOx = nitrogen oxides; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns; SOx = sulfur oxides; VOC = volatile organic compounds.

1 See Table 5 in the VMT Analysis Memo analysis, and Tables 4 through 6 in Attachment A of the VMT Analysis Memo. As daily trips were not provided for the Arena, the given VMT for the Arena in Table 5 was relied upon for mobile emissions.

Operation

Operational emissions were revised to include the parking lot associated with the proposed Arena. It should be noted that specific parking for the remaining Specific Plan Area has not been determined yet and was therefore not included in this analysis. Moreover, the purpose of the Addendum is to compare emissions to those within EIR No. 470 which did not include parking in the air quality analysis. As such, including parking for the Arena is considered to be conservative compared to what was included in EIR No. 470. The revised operational emissions also assume fireplaces would be included for the residential land uses. However, it was assumed the proposed apartments would include gas powered fireplaces while the single-family homes would include wood-burning and gas-burning fireplaces as determined by CalEEMod default assumptions. As shown in **Table 2: Revised Operational Emissions**, operational emissions would increase under these assumptions for VOC, NOx, CO, PM10, and PM2.5. However, no new significant impacts would occur with these incremental changes. Moreover, **Table 3: Revised Comparative Operational Emissions** shows that the revised operational emissions would not exceed what was previously analyzed in EIR No. 470. Supplemental CalEEMod data for the revised operational scenario is attached below.

Table 2
Revised Operational Emissions

	VOC	NOx	CO	SOx	PM10	PM 2.5
Source			**pounds/day**			
Addendum Analysis	123	237	625	2	153	43
Revised Analysis	138	248	644	2	156	46
SCAQMD Mass Daily Threshold	75	100	550	150	150	55
Threshold exceeded?	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**No**

Source: CalEEMod.
Notes:
CO = carbon monoxide; NOx = nitrogen oxides; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns; SOx = sulfur oxides; VOC = volatile organic compounds.

Table 3
Revised Comparative Operational Emissions

	VOC	NOx	CO	SOx	PM10	PM 2.5
Source			**pounds/day**			
Addendum Analysis Total Proposed Specific Plan	123	237	625	2	153	43
Revised Analysis Total Proposed Specific plan	138	248	644	2	156	46
Total Adopted Specific Plan	310	312	3,139	3	366	—
Specific Plan exceeded?	**No**	**No**	**No**	**No**	**No**	—

Source: CalEEMod.
Notes:
CO = carbon monoxide; NOx = nitrogen oxides; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns; SOx = sulfur oxides; VOC = volatile organic compounds.

Revised Construction CalEEMod Data

Riverside Arena Construction

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	3,005.00	Space	27.00	1,202,000.00	0
Arena	295.00	1000sqft	14.40	295,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2023
Utility Company	Imperial Irrigation District				
CO2 Intensity (lb/MWhr)	1270.9	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Site is 41.4 acres. Assumes construction of Arena (260,000 sq. ft.) & Event Center Hockey Training Facility (35,000 sq. ft.).

Construction Phase - No demolition required as site is currently vacant. Construction schedule provided by applicant.

Off-road Equipment -

Off-road Equipment - Anticipated construction equipment for concrete phase.

Off-road Equipment - Anticipated construction equipment for interior/exterior construction phase.

Off-road Equipment - Anticipated construction equipment for steel erection phase.

Off-road Equipment - Anticipated construction equipment for grading phase.

Off-road Equipment - Anticipated construction equipment for paving phase.

Trips and VMT - Default estimates assumed for worker/vendor/hauling trips.

On-road Fugitive Dust -

Grading - Approximately 30,000 cubic yards of soil would be exported.

Vehicle Trips - Assumed daily trip rate of 61.06 based on traffic data (21,232,770 Annual VMT).

Construction Off-road Equipment Mitigation - As recommended by SCAQMD, alternative applicable strategies include construction equipment with Tier 4 emissions standards.

Area Mitigation - Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings for building envelope.

Energy Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	250.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	250.00
tblArchitecturalCoating	EF_Parking	100.00	250.00
tblArchitecturalCoating	EF_Residential_Exterior	50.00	250.00
tblArchitecturalCoating	EF_Residential_Interior	50.00	250.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	250
tblAreaCoating	Area_EF_Nonresidential_Interior	100	250
tblAreaCoating	Area_EF_Parking	100	250
tblAreaCoating	Area_EF_Residential_Exterior	50	250
tblAreaCoating	Area_EF_Residential_Interior	50	250
tblAreaMitigation	UseLowVOCPaintNonresidentialExterior Value	250	50
tblAreaMitigation	UseLowVOCPaintNonresidentialInterior Value	250	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	23.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	15.00

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	14.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	8.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	55.00	117.00
tblConstructionPhase	NumDays	740.00	133.00
tblConstructionPhase	NumDays	740.00	134.00
tblConstructionPhase	NumDays	740.00	134.00
tblConstructionPhase	NumDays	75.00	65.00
tblConstructionPhase	NumDays	55.00	89.00
tblConsumerProducts	ROG_EF	1.98E-05	2.14E-05
tblGrading	MaterialExported	0.00	30,000.00
tblLandscapeEquipment	NumberSummerDays	250	180
tblLandUse	LotAcreage	27.04	27.00
tblLandUse	LotAcreage	94.82	14.40

tblOffRoadEquipment	HorsePower	231.00	270.00
tblOffRoadEquipment	HorsePower	231.00	225.00
tblOffRoadEquipment	HorsePower	231.00	225.00
tblOffRoadEquipment	HorsePower	89.00	49.00
tblOffRoadEquipment	HorsePower	402.00	350.00
tblOffRoadEquipment	HorsePower	402.00	350.00
tblOffRoadEquipment	HorsePower	402.00	350.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	6.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	10.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	7.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	8.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	6.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00

tblOffRoadEquipment	PhaseName		Building Construction - Concrete
tblOffRoadEquipment	PhaseName		Grading
tblOffRoadEquipment	PhaseName		Grading
tblOffRoadEquipment	PhaseName		Building Construction - Concrete
tblOffRoadEquipment	PhaseName		Building Construction - Concrete
tblOffRoadEquipment	PhaseName		Building Construction - Interior/Exterior
tblOffRoadEquipment	PhaseName		Building Construction - Interior/Exterior
tblOffRoadEquipment	PhaseName		Grading
tblOffRoadEquipment	PhaseName		Building Construction - Concrete
tblOffRoadEquipment	PhaseName		Paving
tblOffRoadEquipment	PhaseName		Paving
tblTripsAndVMT	VendorTripLength	6.90	5.40
tblTripsAndVMT	VendorTripLength	6.90	5.40
tblTripsAndVMT	VendorTripLength	6.90	5.40
tblTripsAndVMT	VendorTripLength	6.90	5.40
tblTripsAndVMT	VendorTripLength	6.90	5.40
tblTripsAndVMT	VendorTripLength	6.90	5.40
tblTripsAndVMT	WorkerTripLength	14.70	11.00
tblTripsAndVMT	WorkerTripLength	14.70	11.00
tblTripsAndVMT	WorkerTripLength	14.70	11.00
tblTripsAndVMT	WorkerTripLength	14.70	11.00
tblTripsAndVMT	WorkerTripLength	14.70	11.00
tblTripsAndVMT	WorkerTripLength	14.70	11.00
tblVehicleTrips	CC_TL	8.40	4.20
tblVehicleTrips	CC_TL	8.40	4.20
tblVehicleTrips	CNW_TL	6.90	5.40
tblVehicleTrips	CNW_TL	6.90	5.40
tblVehicleTrips	CW_TL	16.60	12.50
tblVehicleTrips	CW_TL	16.60	12.50
tblVehicleTrips	ST_TR	10.71	61.06

tblVehicleTrips	SU_TR	10.71	61.06
tblVehicleTrips	WD_TR	10.71	61.06

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	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
Year	lb/day										lb/day					
2021	73.9130	226.3295	163.3270	0.4871	26.8483	8.3485	35.1968	9.4934	7.7772	17.2706	0.0000	48,087.5809	48,087.5809	10.1607	0.0000	48,341.5991
2022	78.8799	107.8314	92.6337	0.2457	7.7301	4.2622	11.9922	2.0784	4.0228	6.1012	0.0000	24,317.6940	24,317.6940	4.6063	0.0000	24,432.8503
Maximum	**78.8799**	**226.3295**	**163.3270**	**0.4871**	**26.8483**	**8.3485**	**35.1968**	**9.4934**	**7.7772**	**17.2706**	**0.0000**	**48,087.5809**	**48,087.5809**	**10.1607**	**0.0000**	**48,341.5991**

Mitigated Construction

	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
Year	lb/day										lb/day					
2021	69.9077	52.6162	192.9010	0.4871	15.2608	0.6426	15.9034	4.9955	0.6367	5.6322	0.0000	48,087.5809	48,087.5809	10.1607	0.0000	48,341.5991
2022	71.3707	32.8168	99.0360	0.2457	7.7301	0.2794	8.0094	2.0784	0.2751	2.3534	0.0000	24,317.6940	24,317.6940	4.6063	0.0000	24,432.8503
Maximum	**71.3707**	**52.6162**	**192.9010**	**0.4871**	**15.2608**	**0.6426**	**15.9034**	**4.9955**	**0.6367**	**5.6322**	**0.0000**	**48,087.5809**	**48,087.5809**	**10.1607**	**0.0000**	**48,341.5991**

	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	N20	CO2e

Percent Reduction	**7.54**	**74.43**	**-14.06**	**0.00**	**33.51**	**92.69**	**49.33**	**38.87**	**92.27**	**65.83**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	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
Category	lb/day										lb/day					
Area	8.8716	3.0700e-003	0.3369	3.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003		0.7222	0.7222	1.8900e-003		0.7696
Energy	0.2832	2.5744	2.1625	0.0155		0.1957	0.1957		0.1957	0.1957		3,089.2990	3,089.2990	0.0592	0.0566	3,107.6571
Mobile	24.1276	141.7824	166.3049	0.7155	45.2773	0.3781	45.6553	12.1127	0.3519	12.4647		73,414.3802	73,414.3802	4.4261		73,525.0335
Total	**33.2824**	**144.3599**	**168.8043**	**0.7310**	**45.2773**	**0.5749**	**45.8522**	**12.1127**	**0.5488**	**12.6615**		**76,504.4014**	**76,504.4014**	**4.4872**	**0.0566**	**76,633.4602**

Mitigated Operational

	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
Category	lb/day										lb/day					
Area	6.9011	3.0700e-003	0.3369	3.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003		0.7222	0.7222	1.8900e-003		0.7696
Energy	0.2832	2.5744	2.1625	0.0155		0.1957	0.1957		0.1957	0.1957		3,089.2990	3,089.2990	0.0592	0.0566	3,107.6571
Mobile	24.1276	141.7824	166.3049	0.7155	45.2773	0.3781	45.6553	12.1127	0.3519	12.4647		73,414.3802	73,414.3802	4.4261		73,525.0335
Total	**31.3119**	**144.3599**	**168.8043**	**0.7310**	**45.2773**	**0.5749**	**45.8522**	**12.1127**	**0.5488**	**12.6615**		**76,504.4014**	**76,504.4014**	**4.4872**	**0.0566**	**76,633.4602**

	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	N20	CO2e

Percent Reduction	5.92	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	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	3/1/2021	5/28/2021	5	65	1
2	Building Construction - Concrete	Building Construction	5/1/2021	11/3/2021	5	133	2
3	Building Construction - Steel Erection	Building Construction	11/4/2021	5/10/2022	5	134	3
4	Architectural Coating	Architectural Coating	12/20/2021	5/31/2022	5	117	6
5	Paving	Paving	5/1/2022	9/1/2022	5	89	5
6	Building Construction - Interior/Exterior	Building Construction	5/11/2022	11/14/2022	5	134	4

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 422.5

Acres of Paving: 27

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 442,500; Non-Residential Outdoor: 147,500; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Graders	1	8.00	187	0.41
Grading	Off-Highway Trucks	2	8.00	402	0.38
Grading	Off-Highway Trucks	2	8.00	350	0.38
Grading	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Scrapers	6	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction - Concrete	Bore/Drill Rigs	2	8.00	221	0.50
Building Construction - Concrete	Forklifts	4	8.00	89	0.20

Building Construction - Concrete	Generator Sets	7	8.00	84	0.74
Building Construction - Concrete	Off-Highway Trucks	2	8.00	350	0.38
Building Construction - Concrete	Off-Highway Trucks	4	8.00	402	0.38
Building Construction - Concrete	Rollers	1	8.00	80	0.38
Building Construction - Concrete	Tractors/Loaders/Backhoes	4	7.00	97	0.37
Building Construction - Steel Erection	Cranes	2	7.00	270	0.29
Building Construction - Steel Erection	Cranes	2	7.00	225	0.29
Building Construction - Steel Erection	Forklifts	3	8.00	89	0.20
Building Construction - Steel Erection	Generator Sets	8	8.00	84	0.74
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Paving	Rubber Tired Dozers	4	8.00	247	0.40
Paving	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction - Interior/Exterior	Cranes	2	7.00	225	0.29
Building Construction - Interior/Exterior	Forklifts	6	8.00	89	0.20
Building Construction - Interior/Exterior	Forklifts	10	8.00	49	0.20
Building Construction - Interior/Exterior	Off-Highway Trucks	2	8.00	402	0.38
Building Construction - Interior/Exterior	Off-Highway Trucks	2	8.00	350	0.38

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	17	43.00	0.00	3,750.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction - Concrete	24	628.00	245.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction - Steel Erection	15	628.00	245.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	126.00	0.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Paving	9	23.00	0.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction - Interior/Exterior	22	628.00	245.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Grading - 2021

Unmitigated Construction On-Site

	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
Category	lb/day										lb/day					
Fugitive Dust					18.9959	0.0000	18.9959	7.3736	0.0000	7.3736			0.0000			0.0000
Off-Road	11.1428	119.4157	73.6372	0.1755		4.9320	4.9320		4.5374	4.5374		16,997.1653	16,997.1653	5.4972		17,134.5960
Total	**11.1428**	**119.4157**	**73.6372**	**0.1755**	**18.9959**	**4.9320**	**23.9279**	**7.3736**	**4.5374**	**11.9110**		**16,997.1653**	**16,997.1653**	**5.4972**		**17,134.5960**

Unmitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.2808	12.5398	1.6490	0.0435	1.0092	0.0382	1.0474	0.2766	0.0365	0.3132		4,611.5483	4,611.5483	0.2679		4,618.2447
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1678	0.0899	1.2302	3.4600e-003	0.3598	2.1900e-003	0.3620	0.0954	2.0100e-003	0.0974		344.9886	344.9886	8.3700e-003		345.1980
Total	**0.4486**	**12.6297**	**2.8792**	**0.0469**	**1.3689**	**0.0404**	**1.4093**	**0.3721**	**0.0385**	**0.4106**		**4,956.5369**	**4,956.5369**	**0.2762**		**4,963.4428**

Mitigated Construction On-Site

	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
Category	lb/day										lb/day					
Fugitive Dust					7.4084	0.0000	7.4084	2.8757	0.0000	2.8757			0.0000			0.0000
Off-Road	2.1538	9.3332	82.4810	0.1755		0.2872	0.2872		0.2872	0.2872	0.0000	16,997.1653	16,997.1653	5.4972		17,134.5960
Total	**2.1538**	**9.3332**	**82.4810**	**0.1755**	**7.4084**	**0.2872**	**7.6956**	**2.8757**	**0.2872**	**3.1629**	**0.0000**	**16,997.1653**	**16,997.1653**	**5.4972**		**17,134.5960**

Mitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.2808	12.5396	1.6490	0.0435	1.0092	0.0382	1.0474	0.2766	0.0365	0.3132		4,611.5483	4,611.5483	0.2679		4,618.2447
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1678	0.0899	1.2302	3.4600e-003	0.3598	2.1900e-003	0.3620	0.0954	2.0100e-003	0.0974		344.9886	344.9886	8.3700e-003		345.1980
Total	**0.4486**	**12.6297**	**2.8792**	**0.0469**	**1.3689**	**0.0404**	**1.4093**	**0.3721**	**0.0385**	**0.4106**		**4,956.5369**	**4,956.5369**	**0.2762**		**4,963.4426**

3.3 Building Construction - Concrete - 2021

Unmitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	7.8590	71.7032	65.0972	0.1603		3.3095	3.3095		3.1386	3.1386		15,425.1051	15,425.1051	3.8008		15,520.1258
Total	**7.8590**	**71.7032**	**65.0972**	**0.1603**		**3.3095**	**3.3095**		**3.1386**	**3.1386**		**15,425.1051**	**15,425.1051**	**3.8008**		**15,520.1258**

Unmitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.5242	21.2681	3.7467	0.0538	1.2292	0.0347	1.2639	0.3541	0.0332	0.3873		5,670.3350	5,670.3350	0.4642		5,681.9390
Worker	2.4502	1.3128	17.9668	0.0506	5.2543	0.0319	5.2862	1.3937	0.0294	1.4231		5,038.4386	5,038.4386	0.1223		5,041.4957
Total	**2.9743**	**22.5809**	**21.7134**	**0.1043**	**6.4835**	**0.0667**	**6.5501**	**1.7477**	**0.0626**	**1.8103**		**10,708.7735**	**10,708.7735**	**0.5865**		**10,723.4347**

Mitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	1.8629	8.0724	85.8273	0.1603		0.2484	0.2484		0.2484	0.2484	0.0000	15,425.1051	15,425.1051	3.8008		15,520.1258

Total	**1.8629**	**8.0724**	**85.8273**	**0.1603**		**0.2484**	**0.2484**		**0.2484**	**0.2484**	**0.0000**	**15,425.1051**	**15,425.1051**	**3.8008**		**15,520.1258**

Mitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.5242	21.2681	3.7467	0.0538	1.2292	0.0347	1.2639	0.3541	0.0332	0.3873		5,670.3350	5,670.3350	0.4642		5,681.9390
Worker	2.4502	1.3128	17.9668	0.0506	5.2543	0.0319	5.2862	1.3937	0.0294	1.4231		5,038.4386	5,038.4386	0.1223		5,041.4957
Total	**2.9743**	**22.5809**	**21.7134**	**0.1043**	**6.4835**	**0.0667**	**6.5501**	**1.7477**	**0.0626**	**1.8103**		**10,708.7735**	**10,708.7735**	**0.5865**		**10,723.4347**

3.4 Building Construction - Steel Erection - 2021

Unmitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	4.6648	45.4522	42.2780	0.0788		2.2633	2.2633		2.1896	2.1896		7,522.5509	7,522.5509	1.0753		7,549.4327
Total	**4.6648**	**45.4522**	**42.2780**	**0.0788**		**2.2633**	**2.2633**		**2.1896**	**2.1896**		**7,522.5509**	**7,522.5509**	**1.0753**		**7,549.4327**

Unmitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.5242	21.2681	3.7467	0.0538	1.2292	0.0347	1.2639	0.3541	0.0332	0.3873		5,670.3350	5,670.3350	0.4642		5,681.9390
Worker	2.4502	1.3128	17.9668	0.0506	5.2543	0.0319	5.2862	1.3937	0.0294	1.4231		5,038.4386	5,038.4386	0.1223		5,041.4957
Total	**2.9743**	**22.5809**	**21.7134**	**0.1043**	**6.4835**	**0.0667**	**6.5501**	**1.7477**	**0.0626**	**1.8103**		**10,708.7735**	**10,708.7735**	**0.5865**		**10,723.4347**

Mitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	0.8486	3.6772	45.6830	0.0788		0.1131	0.1131		0.1131	0.1131	0.0000	7,522.5509	7,522.5509	1.0753		7,549.4327
Total	**0.8486**	**3.6772**	**45.6830**	**0.0788**		**0.1131**	**0.1131**		**0.1131**	**0.1131**	**0.0000**	**7,522.5509**	**7,522.5509**	**1.0753**		**7,549.4327**

Mitigated Construction Off-Site

	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

Category	lb/day											lb/day				
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.5242	21.2681	3.7467	0.0538	1.2292	0.0347	1.2639	0.3541	0.0332	0.3873		5,670.3350	5,670.3350	0.4642		5,681.9390
Worker	2.4502	1.3128	17.9668	0.0506	5.2543	0.0319	5.2862	1.3937	0.0294	1.4231		5,038.4386	5,038.4386	0.1223		5,041.4957
Total	**2.9743**	**22.5809**	**21.7134**	**0.1043**	**6.4835**	**0.0667**	**6.5501**	**1.7477**	**0.0626**	**1.8103**		**10,708.7735**	**10,708.7735**	**0.5865**		**10,723.4347**

3.4 Building Construction - Steel Erection - 2022

Unmitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	4.2470	40.7162	41.4401	0.0788		1.9645	1.9645		1.9014	1.9014		7,522.0432	7,522.0432	1.0576		7,548.4824
Total	**4.2470**	**40.7162**	**41.4401**	**0.0788**		**1.9645**	**1.9645**		**1.9014**	**1.9014**		**7,522.0432**	**7,522.0432**	**1.0576**		**7,548.4824**

Unmitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4885	20.1693	3.4817	0.0533	1.2291	0.0291	1.2583	0.3540	0.0279	0.3819		5,621.9016	5,621.9016	0.4390		5,632.8774

Worker	2.2888	1.1807	16.5606	0.0487	5.2543	0.0311	5.2854	1.3937	0.0286	1.4223		4,854.4362	4,854.4362	0.1098		4,857.1812
Total	**2.7773**	**21.3500**	**20.0423**	**0.1020**	**6.4834**	**0.0602**	**6.5436**	**1.7477**	**0.0565**	**1.8042**		**10,476.3378**	**10,476.3378**	**0.5488**		**10,490.0586**

Mitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	0.8486	3.6772	45.6830	0.0788		0.1131	0.1131		0.1131	0.1131	0.0000	7,522.0432	7,522.0432	1.0576		7,548.4824
Total	**0.8486**	**3.6772**	**45.6830**	**0.0788**		**0.1131**	**0.1131**		**0.1131**	**0.1131**	**0.0000**	**7,522.0432**	**7,522.0432**	**1.0576**		**7,548.4824**

Mitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4885	20.1693	3.4817	0.0533	1.2291	0.0291	1.2583	0.3540	0.0279	0.3819		5,621.9016	5,621.9016	0.4390		5,632.8774
Worker	2.2888	1.1807	16.5606	0.0487	5.2543	0.0311	5.2854	1.3937	0.0286	1.4223		4,854.4362	4,854.4362	0.1098		4,857.1812
Total	**2.7773**	**21.3500**	**20.0423**	**0.1020**	**6.4834**	**0.0602**	**6.5436**	**1.7477**	**0.0565**	**1.8042**		**10,476.3378**	**10,476.3378**	**0.5488**		**10,490.0586**

3.5 Architectural Coating - 2021

Unmitigated Construction On-Site

	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
Category	lb/day										lb/day					
Archit. Coating	65.5635					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309
Total	**65.7824**	**1.5268**	**1.8176**	**2.9700e-003**		**0.0941**	**0.0941**		**0.0941**	**0.0941**		**281.4481**	**281.4481**	**0.0193**		**281.9309**

Unmitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4916	0.2634	3.6048	0.0102	1.0542	6.4100e-003	1.0606	0.2796	5.9000e-003	0.2855		1,010.8969	1,010.8969	0.0245		1,011.5103
Total	**0.4916**	**0.2634**	**3.6048**	**0.0102**	**1.0542**	**6.4100e-003**	**1.0606**	**0.2796**	**5.9000e-003**	**0.2855**		**1,010.8969**	**1,010.8969**	**0.0245**		**1,011.5103**

Mitigated Construction On-Site

	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

Category	lb/day										lb/day					
Archit. Coating	65.5635					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0297	0.1288	1.8324	2.9700e-003		3.9600e-003	3.9600e-003		3.9600e-003	3.9600e-003	0.0000	281.4481	281.4481	0.0193		281.9309
Total	**65.5932**	**0.1288**	**1.8324**	**2.9700e-003**		**3.9600e-003**	**3.9600e-003**		**3.9600e-003**	**3.9600e-003**	**0.0000**	**281.4481**	**281.4481**	**0.0193**		**281.9309**

Mitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4916	0.2634	3.6048	0.0102	1.0542	6.4100e-003	1.0606	0.2796	5.9000e-003	0.2855		1,010.8969	1,010.8969	0.0245		1,011.5103
Total	**0.4916**	**0.2634**	**3.6048**	**0.0102**	**1.0542**	**6.4100e-003**	**1.0606**	**0.2796**	**5.9000e-003**	**0.2855**		**1,010.8969**	**1,010.8969**	**0.0245**		**1,011.5103**

3.5 Architectural Coating - 2022

Unmitigated Construction On-Site

	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
Category	lb/day										lb/day					
Archit. Coating	65.5635					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062

Total	**65.7680**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**		**281.4481**	**281.4481**	**0.0183**		**281.9062**

Unmitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4592	0.2369	3.3227	9.7800e-003	1.0542	6.2400e-003	1.0605	0.2796	5.7400e-003	0.2854		973.9792	973.9792	0.0220		974.5300
Total	**0.4592**	**0.2369**	**3.3227**	**9.7800e-003**	**1.0542**	**6.2400e-003**	**1.0605**	**0.2796**	**5.7400e-003**	**0.2854**		**973.9792**	**973.9792**	**0.0220**		**974.5300**

Mitigated Construction On-Site

	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
Category	lb/day										lb/day					
Archit. Coating	65.5635					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0297	0.1288	1.8324	2.9700e-003		3.9600e-003	3.9600e-003		3.9600e-003	3.9600e-003	0.0000	281.4481	281.4481	0.0183		281.9062
Total	**65.5932**	**0.1288**	**1.8324**	**2.9700e-003**		**3.9600e-003**	**3.9600e-003**		**3.9600e-003**	**3.9600e-003**	**0.0000**	**281.4481**	**281.4481**	**0.0183**		**281.9062**

Mitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4592	0.2369	3.3227	9.7800e-003	1.0542	6.2400e-003	1.0605	0.2796	5.7400e-003	0.2854		973.9792	973.9792	0.0220		974.5300
Total	**0.4592**	**0.2369**	**3.3227**	**9.7800e-003**	**1.0542**	**6.2400e-003**	**1.0605**	**0.2796**	**5.7400e-003**	**0.2854**		**973.9792**	**973.9792**	**0.0220**		**974.5300**

3.6 Paving - 2022

Unmitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	4.2173	44.0766	25.4085	0.0503		2.1484	2.1484		1.9765	1.9765		4,874.0849	4,874.0849	1.5764		4,913.4943
Paving	0.7948					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**5.0121**	**44.0766**	**25.4085**	**0.0503**		**2.1484**	**2.1484**		**1.9765**	**1.9765**		**4,874.0849**	**4,874.0849**	**1.5764**		**4,913.4943**

Unmitigated Construction Off-Site

	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
Category	lb/day										lb/day					

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0838	0.0432	0.6065	1.7800e-003	0.1924	1.1400e-003	0.1936	0.0510	1.0500e-003	0.0521		177.7899	177.7899	4.0200e-003		177.8904
Total	**0.0838**	**0.0432**	**0.6065**	**1.7800e-003**	**0.1924**	**1.1400e-003**	**0.1936**	**0.0510**	**1.0500e-003**	**0.0521**		**177.7899**	**177.7899**	**4.0200e-003**		**177.8904**

Mitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	0.6163	2.6706	27.5491	0.0503		0.0822	0.0822		0.0822	0.0822	0.0000	4,874.0849	4,874.0849	1.5764		4,913.4943
Paving	0.7948					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.4111**	**2.6706**	**27.5491**	**0.0503**		**0.0822**	**0.0822**		**0.0822**	**0.0822**	**0.0000**	**4,874.0849**	**4,874.0849**	**1.5764**		**4,913.4943**

Mitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0838	0.0432	0.6065	1.7800e-003	0.1924	1.1400e-003	0.1936	0.0510	1.0500e-003	0.0521		177.7899	177.7899	4.0200e-003		177.8904

Total	**0.0838**	**0.0432**	**0.6065**	**1.7800e-003**	**0.1924**	**1.1400e-003**	**0.1936**	**0.0510**	**1.0500e-003**	**0.0521**		**177.7899**	**177.7899**	**4.0200e-003**		**177.8904**

3.7 Building Construction - Interior/Exterior - 2022

Unmitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	4.7795	35.9314	31.8819	0.0778		1.7277	1.7277		1.5895	1.5895		7,534.0542	7,534.0542	2.4367		7,594.9709
Total	**4.7795**	**35.9314**	**31.8819**	**0.0778**		**1.7277**	**1.7277**		**1.5895**	**1.5895**		**7,534.0542**	**7,534.0542**	**2.4367**		**7,594.9709**

Unmitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4885	20.1693	3.4817	0.0533	1.2291	0.0291	1.2583	0.3540	0.0279	0.3819		5,621.9016	5,621.9016	0.4390		5,632.8774
Worker	2.2888	1.1807	16.5606	0.0487	5.2543	0.0311	5.2854	1.3937	0.0286	1.4223		4,854.4362	4,854.4362	0.1098		4,857.1812
Total	**2.7773**	**21.3500**	**20.0423**	**0.1020**	**6.4834**	**0.0602**	**6.5436**	**1.7477**	**0.0565**	**1.8042**		**10,476.3378**	**10,476.3378**	**0.5488**		**10,490.0586**

Mitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	1.0461	8.3873	40.6624	0.0778		0.1257	0.1257		0.1257	0.1257	0.0000	7,534.0542	7,534.0542	2.4367		7,594.9709
Total	**1.0461**	**8.3873**	**40.6624**	**0.0778**		**0.1257**	**0.1257**		**0.1257**	**0.1257**	**0.0000**	**7,534.0542**	**7,534.0542**	**2.4367**		**7,594.9709**

Mitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4885	20.1693	3.4817	0.0533	1.2291	0.0291	1.2583	0.3540	0.0279	0.3819		5,621.9016	5,621.9016	0.4390		5,632.8774
Worker	2.2888	1.1807	16.5606	0.0487	5.2543	0.0311	5.2854	1.3937	0.0286	1.4223		4,854.4362	4,854.4362	0.1098		4,857.1812
Total	**2.7773**	**21.3500**	**20.0423**	**0.1020**	**6.4834**	**0.0602**	**6.5436**	**1.7477**	**0.0565**	**1.8042**		**10,476.3378**	**10,476.3378**	**0.5488**		**10,490.0586**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	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
Category	lb/day										lb/day					
Mitigated	24.1276	141.7824	166.3049	0.7155	45.2773	0.3781	45.6553	12.1127	0.3519	12.4647		73,414.3802	73,414.3802	4.4261		73,525.0335
Unmitigated	24.1276	141.7824	166.3049	0.7155	45.2773	0.3781	45.6553	12.1127	0.3519	12.4647		73,414.3802	73,414.3802	4.4261		73,525.0335

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Arena	18,012.70	18,012.70	18012.70	21,233,230	21,233,230
Parking Lot	0.00	0.00	0.00		
Total	18,012.70	18,012.70	18,012.70	21,233,230	21,233,230

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Arena	12.50	4.20	5.40	0.00	81.00	19.00	66	28	6
Parking Lot	12.50	4.20	5.40	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Arena	0.548600	0.036250	0.186898	0.112544	0.014284	0.004806	0.017604	0.070134	0.001409	0.001147	0.004508	0.000918	0.000898
Parking Lot	0.548600	0.036250	0.186898	0.112544	0.014284	0.004806	0.017604	0.070134	0.001409	0.001147	0.004508	0.000918	0.000898

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	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
Category	lb/day										lb/day					
NaturalGas Mitigated	0.2832	2.5744	2.1625	0.0155		0.1957	0.1957		0.1957	0.1957		3,089.2990	3,089.2990	0.0592	0.0566	3,107.6571
NaturalGas Unmitigated	0.2832	2.5744	2.1625	0.0155		0.1957	0.1957		0.1957	0.1957		3,089.2990	3,089.2990	0.0592	0.0566	3,107.6571

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	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
Land Use	kBTU/yr	lb/day										lb/day					
Arena	26259	0.2832	2.5744	2.1625	0.0155		0.1957	0.1957		0.1957	0.1957		3,089.2990	3,089.2990	0.0592	0.0566	3,107.6571
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.2832**	**2.5744**	**2.1625**	**0.0155**		**0.1957**	**0.1957**		**0.1957**	**0.1957**		**3,089.2990**	**3,089.2990**	**0.0592**	**0.0566**	**3,107.6571**

Mitigated

	NaturalGas Use	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
Land Use	kBTU/yr	lb/day										lb/day					
Arena	26.259	0.2832	2.5744	2.1625	0.0155		0.1957	0.1957		0.1957	0.1957		3,089.2990	3,089.2990	0.0592	0.0566	3,107.6571
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.2832**	**2.5744**	**2.1625**	**0.0155**		**0.1957**	**0.1957**		**0.1957**	**0.1957**		**3,089.2990**	**3,089.2990**	**0.0592**	**0.0566**	**3,107.6571**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use Low VOC Cleaning Supplies

	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
Category	lb/day										lb/day					
Mitigated	6.9011	3.0700e-003	0.3369	3.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003		0.7222	0.7222	1.8900e-003		0.7696
Unmitigated	8.8716	3.0700e-003	0.3369	3.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003		0.7222	0.7222	1.8900e-003		0.7696

6.2 Area by SubCategory

Unmitigated

	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
SubCategory	lb/day										lb/day					
Architectural Coating	2.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.7388					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0312	3.0700e-003	0.3369	3.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003		0.7222	0.7222	1.8900e-003		0.7696
Total	**8.8716**	**3.0700e-003**	**0.3369**	**3.0000e-005**		**1.2000e-003**	**1.2000e-003**		**1.2000e-003**	**1.2000e-003**		**0.7222**	**0.7222**	**1.8900e-003**		**0.7696**

Mitigated

	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
SubCategory	lb/day										lb/day					
Architectural Coating	0.6032					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.2668					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0312	3.0700e-003	0.3369	3.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003		0.7222	0.7222	1.8900e-003		0.7696
Total	**6.9011**	**3.0700e-003**	**0.3369**	**3.0000e-005**		**1.2000e-003**	**1.2000e-003**		**1.2000e-003**	**1.2000e-003**		**0.7222**	**0.7222**	**1.8900e-003**		**0.7696**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Riverside Arena Construction

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	3,005.00	Space	27.00	1,202,000.00	0
Arena	295.00	1000sqft	14.40	295,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2023
Utility Company	Imperial Irrigation District				
CO2 Intensity (lb/MWhr)	1270.9	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Site is 41.4 acres. Assumes construction of Arena (260,000 sq. ft.) & Event Center Hockey Training Facility (35,000 sq. ft.).

Construction Phase - No demolition required as site is currently vacant. Construction schedule provided by applicant.

Off-road Equipment -

Off-road Equipment - Anticipated construction equipment for concrete phase.

Off-road Equipment - Anticipated construction equipment for interior/exterior construction phase.

Off-road Equipment - Anticipated construction equipment for steel erection phase.

Off-road Equipment - Anticipated construction equipment for grading phase.

Off-road Equipment - Anticipated construction equipment for paving phase.

Trips and VMT - Default estimates assumed for worker/vendor/hauling trips.

On-road Fugitive Dust -

Grading - Approximately 30,000 cubic yards of soil would be exported.

Vehicle Trips - Assumed daily trip rate of 61.06 based on traffic data (21,232,770 Annual VMT).

Construction Off-road Equipment Mitigation - As recommended by SCAQMD, alternative applicable strategies include construction equipment with Tier 4 emissions standards.

Area Mitigation - Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings for building envelope.

Energy Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	250.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	250.00
tblArchitecturalCoating	EF_Parking	100.00	250.00
tblArchitecturalCoating	EF_Residential_Exterior	50.00	250.00
tblArchitecturalCoating	EF_Residential_Interior	50.00	250.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	250
tblAreaCoating	Area_EF_Nonresidential_Interior	100	250
tblAreaCoating	Area_EF_Parking	100	250
tblAreaCoating	Area_EF_Residential_Exterior	50	250
tblAreaCoating	Area_EF_Residential_Interior	50	250
tblAreaMitigation	UseLowVOCPaintNonresidentialExterior Value	250	50
tblAreaMitigation	UseLowVOCPaintNonresidentialInterior Value	250	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	23.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	15.00

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	14.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
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tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
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tblConstEquipMitigation	Tier	No Change	Tier 4 Final
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tblConstructionPhase	NumDays	55.00	117.00
tblConstructionPhase	NumDays	740.00	133.00
tblConstructionPhase	NumDays	740.00	134.00
tblConstructionPhase	NumDays	740.00	134.00
tblConstructionPhase	NumDays	75.00	65.00
tblConstructionPhase	NumDays	55.00	89.00
tblConsumerProducts	ROG_EF	1.98E-05	2.14E-05
tblGrading	MaterialExported	0.00	30,000.00
tblLandscapeEquipment	NumberSummerDays	250	180
tblLandUse	LotAcreage	27.04	27.00
tblLandUse	LotAcreage	94.82	14.40

tblOffRoadEquipment	HorsePower	231.00	270.00
tblOffRoadEquipment	HorsePower	231.00	225.00
tblOffRoadEquipment	HorsePower	231.00	225.00
tblOffRoadEquipment	HorsePower	89.00	49.00
tblOffRoadEquipment	HorsePower	402.00	350.00
tblOffRoadEquipment	HorsePower	402.00	350.00
tblOffRoadEquipment	HorsePower	402.00	350.00
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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	6.00
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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	0.00	2.00

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tblOffRoadEquipment	PhaseName		Grading
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tblOffRoadEquipment	PhaseName		Building Construction - Interior/Exterior
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tblOffRoadEquipment	PhaseName		Building Construction - Concrete
tblOffRoadEquipment	PhaseName		Paving
tblOffRoadEquipment	PhaseName		Paving
tblTripsAndVMT	VendorTripLength	6.90	5.40
tblTripsAndVMT	VendorTripLength	6.90	5.40
tblTripsAndVMT	VendorTripLength	6.90	5.40
tblTripsAndVMT	VendorTripLength	6.90	5.40
tblTripsAndVMT	VendorTripLength	6.90	5.40
tblTripsAndVMT	VendorTripLength	6.90	5.40
tblTripsAndVMT	WorkerTripLength	14.70	11.00
tblTripsAndVMT	WorkerTripLength	14.70	11.00
tblTripsAndVMT	WorkerTripLength	14.70	11.00
tblTripsAndVMT	WorkerTripLength	14.70	11.00
tblTripsAndVMT	WorkerTripLength	14.70	11.00
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tblVehicleTrips	CC_TL	8.40	4.20
tblVehicleTrips	CC_TL	8.40	4.20
tblVehicleTrips	CNW_TL	6.90	5.40
tblVehicleTrips	CNW_TL	6.90	5.40
tblVehicleTrips	CW_TL	16.60	12.50
tblVehicleTrips	CW_TL	16.60	12.50
tblVehicleTrips	ST_TR	10.71	61.06

tblVehicleTrips	SU_TR	10.71	61.06
tblVehicleTrips	WD_TR	10.71	61.06

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	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
Year	lb/day										lb/day					
2021	73.8232	226.1928	160.8503	0.4781	26.8483	8.3503	35.1986	9.4934	7.7790	17.2724	0.0000	47,168.5637	47,168.5637	10.2245	0.0000	47,424.1763
2022	78.8007	107.6020	89.5826	0.2371	7.7301	4.2633	11.9934	2.0784	4.0239	6.1023	0.0000	23,451.7741	23,451.7741	4.6419	0.0000	23,567.8223
Maximum	**78.8007**	**226.1928**	**160.8503**	**0.4781**	**26.8483**	**8.3503**	**35.1986**	**9.4934**	**7.7790**	**17.2724**	**0.0000**	**47,168.5637**	**47,168.5637**	**10.2245**	**0.0000**	**47,424.1763**

Mitigated Construction

	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
Year	lb/day										lb/day					
2021	69.8178	52.4795	190.4243	0.4781	15.2608	0.6444	15.9052	4.9955	0.6385	5.6340	0.0000	47,168.5637	47,168.5637	10.2245	0.0000	47,424.1763
2022	71.2914	32.5874	95.9849	0.2371	7.7301	0.2806	8.0106	2.0784	0.2762	2.3545	0.0000	23,451.7741	23,451.7741	4.6419	0.0000	23,567.8223
Maximum	**71.2914**	**52.4795**	**190.4243**	**0.4781**	**15.2608**	**0.6444**	**15.9052**	**4.9955**	**0.6385**	**5.6340**	**0.0000**	**47,168.5637**	**47,168.5637**	**10.2245**	**0.0000**	**47,424.1763**

	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	N20	CO2e

Percent Reduction	**7.54**	**74.52**	**-14.37**	**0.00**	**33.51**	**92.67**	**49.32**	**38.87**	**92.25**	**65.82**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	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
Category	lb/day										lb/day					
Area	8.8716	3.0700e-003	0.3369	3.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003		0.7222	0.7222	1.8900e-003		0.7696
Energy	0.2832	2.5744	2.1625	0.0155		0.1957	0.1957		0.1957	0.1957		3,089.2990	3,089.2990	0.0592	0.0566	3,107.6571
Mobile	19.6708	139.2482	155.4288	0.6554	45.2773	0.3836	45.6609	12.1127	0.3572	12.4700		67,288.0046	67,288.0046	4.7549		67,406.8761
Total	**28.8256**	**141.8256**	**157.9282**	**0.6709**	**45.2773**	**0.5805**	**45.8577**	**12.1127**	**0.5541**	**12.6668**		**70,378.0258**	**70,378.0258**	**4.8160**	**0.0566**	**70,515.3028**

Mitigated Operational

	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
Category	lb/day										lb/day					
Area	6.9011	3.0700e-003	0.3369	3.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003		0.7222	0.7222	1.8900e-003		0.7696
Energy	0.2832	2.5744	2.1625	0.0155		0.1957	0.1957		0.1957	0.1957		3,089.2990	3,089.2990	0.0592	0.0566	3,107.6571
Mobile	19.6708	139.2482	155.4288	0.6554	45.2773	0.3836	45.6609	12.1127	0.3572	12.4700		67,288.0046	67,288.0046	4.7549		67,406.8761
Total	**26.8552**	**141.8256**	**157.9282**	**0.6709**	**45.2773**	**0.5805**	**45.8577**	**12.1127**	**0.5541**	**12.6668**		**70,378.0258**	**70,378.0258**	**4.8160**	**0.0566**	**70,515.3028**

	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	N20	CO2e

Percent Reduction	6.84	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	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	3/1/2021	5/28/2021	5	65	1
2	Building Construction - Concrete	Building Construction	5/1/2021	11/3/2021	5	133	2
3	Building Construction - Steel Erection	Building Construction	11/4/2021	5/10/2022	5	134	3
4	Architectural Coating	Architectural Coating	12/20/2021	5/31/2022	5	117	6
5	Paving	Paving	5/1/2022	9/1/2022	5	89	5
6	Building Construction - Interior/Exterior	Building Construction	5/11/2022	11/14/2022	5	134	4

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 422.5

Acres of Paving: 27

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 442,500; Non-Residential Outdoor: 147,500; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Graders	1	8.00	187	0.41
Grading	Off-Highway Trucks	2	8.00	402	0.38
Grading	Off-Highway Trucks	2	8.00	350	0.38
Grading	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Scrapers	6	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction - Concrete	Bore/Drill Rigs	2	8.00	221	0.50
Building Construction - Concrete	Forklifts	4	8.00	89	0.20

Building Construction - Concrete	Generator Sets	7	8.00	84	0.74
Building Construction - Concrete	Off-Highway Trucks	2	8.00	350	0.38
Building Construction - Concrete	Off-Highway Trucks	4	8.00	402	0.38
Building Construction - Concrete	Rollers	1	8.00	80	0.38
Building Construction - Concrete	Tractors/Loaders/Backhoes	4	7.00	97	0.37
Building Construction - Steel Erection	Cranes	2	7.00	270	0.29
Building Construction - Steel Erection	Cranes	2	7.00	225	0.29
Building Construction - Steel Erection	Forklifts	3	8.00	89	0.20
Building Construction - Steel Erection	Generator Sets	8	8.00	84	0.74
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Paving	Rubber Tired Dozers	4	8.00	247	0.40
Paving	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction - Interior/Exterior	Cranes	2	7.00	225	0.29
Building Construction - Interior/Exterior	Forklifts	6	8.00	89	0.20
Building Construction - Interior/Exterior	Forklifts	10	8.00	49	0.20
Building Construction - Interior/Exterior	Off-Highway Trucks	2	8.00	402	0.38
Building Construction - Interior/Exterior	Off-Highway Trucks	2	8.00	350	0.38

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	17	43.00	0.00	3,750.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction - Concrete	24	628.00	245.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction - Steel Erection	15	628.00	245.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	126.00	0.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Paving	9	23.00	0.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction - Interior/Exterior	22	628.00	245.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Grading - 2021

Unmitigated Construction On-Site

	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
Category	lb/day										lb/day					
Fugitive Dust					18.9959	0.0000	18.9959	7.3736	0.0000	7.3736			0.0000			0.0000
Off-Road	11.1428	119.4157	73.6372	0.1755		4.9320	4.9320		4.5374	4.5374		16,997.1653	16,997.1653	5.4972		17,134.5960
Total	**11.1428**	**119.4157**	**73.6372**	**0.1755**	**18.9959**	**4.9320**	**23.9279**	**7.3736**	**4.5374**	**11.9110**		**16,997.1653**	**16,997.1653**	**5.4972**		**17,134.5960**

Unmitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.2955	12.6248	1.9235	0.0424	1.0092	0.0387	1.0479	0.2766	0.0371	0.3137		4,495.6847	4,495.6847	0.2930		4,503.0106
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1606	0.0930	1.0063	3.1100e-003	0.3598	2.1900e-003	0.3620	0.0954	2.0100e-003	0.0974		309.6564	309.6564	7.3400e-003		309.8398
Total	**0.4562**	**12.7177**	**2.9298**	**0.0455**	**1.3689**	**0.0409**	**1.4099**	**0.3721**	**0.0391**	**0.4111**		**4,805.3411**	**4,805.3411**	**0.3004**		**4,812.8504**

Mitigated Construction On-Site

	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
Category	lb/day										lb/day					
Fugitive Dust					7.4084	0.0000	7.4084	2.8757	0.0000	2.8757			0.0000			0.0000
Off-Road	2.1538	9.3332	82.4810	0.1755		0.2872	0.2872		0.2872	0.2872	0.0000	16,997.1653	16,997.1653	5.4972		17,134.5960
Total	**2.1538**	**9.3332**	**82.4810**	**0.1755**	**7.4084**	**0.2872**	**7.6956**	**2.8757**	**0.2872**	**3.1629**	**0.0000**	**16,997.1653**	**16,997.1653**	**5.4972**		**17,134.5960**

Mitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.2955	12.6248	1.9235	0.0424	1.0092	0.0387	1.0479	0.2766	0.0371	0.3137		4,495.6847	4,495.6847	0.2930		4,503.0106
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1606	0.0930	1.0063	3.1100e-003	0.3598	2.1900e-003	0.3620	0.0954	2.0100e-003	0.0974		309.6564	309.6564	7.3400e-003		309.8398
Total	**0.4562**	**12.7177**	**2.9298**	**0.0455**	**1.3689**	**0.0409**	**1.4099**	**0.3721**	**0.0391**	**0.4111**		**4,805.3411**	**4,805.3411**	**0.3004**		**4,812.8504**

3.3 Building Construction - Concrete - 2021

Unmitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	7.8590	71.7032	65.0972	0.1603		3.3095	3.3095		3.1386	3.1386		15,425.1051	15,425.1051	3.8008		15,520.1258
Total	**7.8590**	**71.7032**	**65.0972**	**0.1603**		**3.3095**	**3.3095**		**3.1386**	**3.1386**		**15,425.1051**	**15,425.1051**	**3.8008**		**15,520.1258**

Unmitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.5593	20.9984	4.4898	0.0514	1.2292	0.0360	1.2652	0.3541	0.0345	0.3885		5,418.5288	5,418.5288	0.5189		5,431.5017
Worker	2.3461	1.3577	14.6963	0.0454	5.2543	0.0319	5.2862	1.3937	0.0294	1.4231		4,522.4234	4,522.4234	0.1072		4,525.1023
Total	**2.9054**	**22.3561**	**19.1861**	**0.0968**	**6.4835**	**0.0680**	**6.5514**	**1.7477**	**0.0639**	**1.8116**		**9,940.9522**	**9,940.9522**	**0.6261**		**9,956.6040**

Mitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	1.8629	8.0724	85.8273	0.1603		0.2484	0.2484		0.2484	0.2484	0.0000	15,425.1051	15,425.1051	3.8008		15,520.1258

Total	**1.8629**	**8.0724**	**85.8273**	**0.1603**		**0.2484**	**0.2484**		**0.2484**	**0.2484**	**0.0000**	**15,425.1051**	**15,425.1051**	**3.8008**		**15,520.1258**

Mitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.5593	20.9984	4.4898	0.0514	1.2292	0.0360	1.2652	0.3541	0.0345	0.3885		5,418.5288	5,418.5288	0.5189		5,431.5017
Worker	2.3461	1.3577	14.6963	0.0454	5.2543	0.0319	5.2862	1.3937	0.0294	1.4231		4,522.4234	4,522.4234	0.1072		4,525.1023
Total	**2.9054**	**22.3561**	**19.1861**	**0.0968**	**6.4835**	**0.0680**	**6.5514**	**1.7477**	**0.0639**	**1.8116**		**9,940.9622**	**9,940.9522**	**0.6261**		**9,956.6040**

3.4 Building Construction - Steel Erection - 2021

Unmitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	4.6648	45.4522	42.2780	0.0788		2.2633	2.2633		2.1896	2.1896		7,522.5509	7,522.5509	1.0753		7,549.4327
Total	**4.6648**	**45.4522**	**42.2780**	**0.0788**		**2.2633**	**2.2633**		**2.1896**	**2.1896**		**7,522.5509**	**7,522.5509**	**1.0753**		**7,549.4327**

Unmitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.5593	20.9984	4.4898	0.0514	1.2292	0.0360	1.2652	0.3541	0.0345	0.3885		5,418.5288	5,418.5288	0.5189		5,431.5017
Worker	2.3461	1.3577	14.6963	0.0454	5.2543	0.0319	5.2862	1.3937	0.0294	1.4231		4,522.4234	4,522.4234	0.1072		4,525.1023
Total	**2.9054**	**22.3561**	**19.1861**	**0.0968**	**6.4835**	**0.0680**	**6.5514**	**1.7477**	**0.0639**	**1.8116**		**9,940.9522**	**9,940.9522**	**0.6261**		**9,956.6040**

Mitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	0.8486	3.6772	45.6830	0.0788		0.1131	0.1131		0.1131	0.1131	0.0000	7,522.5509	7,522.5509	1.0753		7,549.4327
Total	**0.8486**	**3.6772**	**45.6830**	**0.0788**		**0.1131**	**0.1131**		**0.1131**	**0.1131**	**0.0000**	**7,522.5509**	**7,522.5509**	**1.0753**		**7,549.4327**

Mitigated Construction Off-Site

	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

Category	lb/day											lb/day				
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.5593	20.9984	4.4898	0.0514	1.2292	0.0360	1.2652	0.3541	0.0345	0.3885		5,418.5288	5,418.5288	0.5189		5,431.5017
Worker	2.3461	1.3577	14.6963	0.0454	5.2543	0.0319	5.2862	1.3937	0.0294	1.4231		4,522.4234	4,522.4234	0.1072		4,525.1023
Total	**2.9054**	**22.3561**	**19.1861**	**0.0968**	**6.4835**	**0.0680**	**6.5514**	**1.7477**	**0.0639**	**1.8116**		**9,940.9522**	**9,940.9522**	**0.6261**		**9,956.6040**

3.4 Building Construction - Steel Erection - 2022

Unmitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	4.2470	40.7162	41.4401	0.0788		1.9645	1.9645		1.9014	1.9014		7,522.0432	7,522.0432	1.0576		7,548.4824
Total	**4.2470**	**40.7162**	**41.4401**	**0.0788**		**1.9645**	**1.9645**		**1.9014**	**1.9014**		**7,522.0432**	**7,522.0432**	**1.0576**		**7,548.4824**

Unmitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.5221	19.8905	4.1888	0.0509	1.2291	0.0303	1.2594	0.3540	0.0290	0.3830		5,370.8245	5,370.8245	0.4914		5,383.1097

Worker	2.1976	1.2207	13.5231	0.0437	5.2543	0.0311	5.2854	1.3937	0.0286	1.4223		4,357.4975	4,357.4975	0.0963		4,359.9052
Total	**2.7197**	**21.1111**	**17.7119**	**0.0946**	**6.4834**	**0.0614**	**6.5448**	**1.7477**	**0.0576**	**1.8053**		**9,728.3221**	**9,728.3221**	**0.5877**		**9,743.0148**

Mitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	0.8486	3.6772	45.6830	0.0788		0.1131	0.1131		0.1131	0.1131	0.0000	7,522.0432	7,522.0432	1.0576		7,548.4824
Total	**0.8486**	**3.6772**	**45.6830**	**0.0788**		**0.1131**	**0.1131**		**0.1131**	**0.1131**	**0.0000**	**7,522.0432**	**7,522.0432**	**1.0576**		**7,548.4824**

Mitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.5221	19.8905	4.1888	0.0509	1.2291	0.0303	1.2594	0.3540	0.0290	0.3830		5,370.8245	5,370.8245	0.4914		5,383.1097
Worker	2.1976	1.2207	13.5231	0.0437	5.2543	0.0311	5.2854	1.3937	0.0286	1.4223		4,357.4975	4,357.4975	0.0963		4,359.9052
Total	**2.7197**	**21.1111**	**17.7119**	**0.0946**	**6.4834**	**0.0614**	**6.5448**	**1.7477**	**0.0576**	**1.8053**		**9,728.3221**	**9,728.3221**	**0.5877**		**9,743.0148**

3.5 Architectural Coating - 2021

Unmitigated Construction On-Site

	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
Category	lb/day										lb/day					
Archit. Coating	65.5635					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309
Total	**65.7824**	**1.5268**	**1.8176**	**2.9700e-003**		**0.0941**	**0.0941**		**0.0941**	**0.0941**		**281.4481**	**281.4481**	**0.0193**		**281.9309**

Unmitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4707	0.2724	2.9486	9.1000e-003	1.0542	6.4100e-003	1.0606	0.2796	5.9000e-003	0.2855		907.3652	907.3652	0.0215		907.9027
Total	**0.4707**	**0.2724**	**2.9486**	**9.1000e-003**	**1.0542**	**6.4100e-003**	**1.0606**	**0.2796**	**5.9000e-003**	**0.2855**		**907.3652**	**907.3652**	**0.0215**		**907.9027**

Mitigated Construction On-Site

	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

Category	lb/day										lb/day					
Archit. Coating	65.5635					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0297	0.1288	1.8324	2.9700e-003		3.9600e-003	3.9600e-003		3.9600e-003	3.9600e-003	0.0000	281.4481	281.4481	0.0193		281.9309
Total	**65.5932**	**0.1288**	**1.8324**	**2.9700e-003**		**3.9600e-003**	**3.9600e-003**		**3.9600e-003**	**3.9600e-003**	**0.0000**	**281.4481**	**281.4481**	**0.0193**		**281.9309**

Mitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4707	0.2724	2.9486	9.1000e-003	1.0542	6.4100e-003	1.0606	0.2796	5.9000e-003	0.2855		907.3652	907.3652	0.0215		907.9027
Total	**0.4707**	**0.2724**	**2.9486**	**9.1000e-003**	**1.0542**	**6.4100e-003**	**1.0606**	**0.2796**	**5.9000e-003**	**0.2855**		**907.3652**	**907.3652**	**0.0215**		**907.9027**

3.5 Architectural Coating - 2022

Unmitigated Construction On-Site

	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
Category	lb/day										lb/day					
Archit. Coating	65.5635					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062

Total	**65.7680**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**		**281.4481**	**281.4481**	**0.0183**		**281.9062**

Unmitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4409	0.2449	2.7132	8.7700e-003	1.0542	6.2400e-003	1.0605	0.2796	5.7400e-003	0.2854		874.2750	874.2750	0.0193		874.7580
Total	**0.4409**	**0.2449**	**2.7132**	**8.7700e-003**	**1.0542**	**6.2400e-003**	**1.0605**	**0.2796**	**5.7400e-003**	**0.2854**		**874.2750**	**874.2750**	**0.0193**		**874.7580**

Mitigated Construction On-Site

	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
Category	lb/day										lb/day					
Archit. Coating	65.5635					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0297	0.1288	1.8324	2.9700e-003		3.9600e-003	3.9600e-003		3.9600e-003	3.9600e-003	0.0000	281.4481	281.4481	0.0183		281.9062
Total	**65.5932**	**0.1288**	**1.8324**	**2.9700e-003**		**3.9600e-003**	**3.9600e-003**		**3.9600e-003**	**3.9600e-003**	**0.0000**	**281.4481**	**281.4481**	**0.0183**		**281.9062**

Mitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4409	0.2449	2.7132	8.7700e-003	1.0542	6.2400e-003	1.0605	0.2796	5.7400e-003	0.2854		874.2750	874.2750	0.0193		874.7580
Total	**0.4409**	**0.2449**	**2.7132**	**8.7700e-003**	**1.0542**	**6.2400e-003**	**1.0605**	**0.2796**	**5.7400e-003**	**0.2854**		**874.2750**	**874.2750**	**0.0193**		**874.7580**

3.6 Paving - 2022

Unmitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	4.2173	44.0766	25.4085	0.0503		2.1484	2.1484		1.9765	1.9765		4,874.0849	4,874.0849	1.5764		4,913.4943
Paving	0.7948					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**5.0121**	**44.0766**	**25.4085**	**0.0503**		**2.1484**	**2.1484**		**1.9765**	**1.9765**		**4,874.0849**	**4,874.0849**	**1.5764**		**4,913.4943**

Unmitigated Construction Off-Site

	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
Category	lb/day										lb/day					

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0805	0.0447	0.4953	1.6000e-003	0.1924	1.1400e-003	0.1936	0.0510	1.0500e-003	0.0521		159.5899	159.5899	3.5300e-003		159.6781
Total	**0.0805**	**0.0447**	**0.4953**	**1.6000e-003**	**0.1924**	**1.1400e-003**	**0.1936**	**0.0510**	**1.0500e-003**	**0.0521**		**159.5899**	**159.5899**	**3.5300e-003**		**159.6781**

Mitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	0.6163	2.6706	27.5491	0.0503		0.0822	0.0822		0.0822	0.0822	0.0000	4,874.0849	4,874.0849	1.5764		4,913.4943
Paving	0.7948					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.4111**	**2.6706**	**27.5491**	**0.0503**		**0.0822**	**0.0822**		**0.0822**	**0.0822**	**0.0000**	**4,874.0849**	**4,874.0849**	**1.5764**		**4,913.4943**

Mitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0805	0.0447	0.4953	1.6000e-003	0.1924	1.1400e-003	0.1936	0.0510	1.0500e-003	0.0521		159.5899	159.5899	3.5300e-003		159.6781

Total	**0.0805**	**0.0447**	**0.4953**	**1.6000e-003**	**0.1924**	**1.1400e-003**	**0.1936**	**0.0510**	**1.0500e-003**	**0.0521**		**159.5899**	**159.5899**	**3.5300e-003**		**159.6781**

3.7 Building Construction - Interior/Exterior - 2022

Unmitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	4.7795	35.9314	31.8819	0.0778		1.7277	1.7277		1.5895	1.5895		7,534.0542	7,534.0542	2.4367		7,594.9709
Total	**4.7795**	**35.9314**	**31.8819**	**0.0778**		**1.7277**	**1.7277**		**1.5895**	**1.5895**		**7,534.0542**	**7,534.0542**	**2.4367**		**7,594.9709**

Unmitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.5221	19.8905	4.1888	0.0509	1.2291	0.0303	1.2594	0.3540	0.0290	0.3830		5,370.8245	5,370.8245	0.4914		5,383.1097
Worker	2.1976	1.2207	13.5231	0.0437	5.2543	0.0311	5.2854	1.3937	0.0286	1.4223		4,357.4975	4,357.4975	0.0963		4,359.9052
Total	**2.7197**	**21.1111**	**17.7119**	**0.0946**	**6.4834**	**0.0614**	**6.5448**	**1.7477**	**0.0576**	**1.8053**		**9,728.3221**	**9,728.3221**	**0.5877**		**9,743.0148**

Mitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	1.0461	8.3873	40.6624	0.0778		0.1257	0.1257		0.1257	0.1257	0.0000	7,534.0542	7,534.0542	2.4367		7,594.9709
Total	**1.0461**	**8.3873**	**40.6624**	**0.0778**		**0.1257**	**0.1257**		**0.1257**	**0.1257**	**0.0000**	**7,534.0542**	**7,534.0542**	**2.4367**		**7,594.9709**

Mitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.5221	19.8905	4.1888	0.0509	1.2291	0.0303	1.2594	0.3540	0.0290	0.3830		5,370.8245	5,370.8245	0.4914		5,383.1097
Worker	2.1976	1.2207	13.5231	0.0437	5.2543	0.0311	5.2854	1.3937	0.0286	1.4223		4,357.4975	4,357.4975	0.0963		4,359.9052
Total	**2.7197**	**21.1111**	**17.7119**	**0.0946**	**6.4834**	**0.0614**	**6.5448**	**1.7477**	**0.0576**	**1.8053**		**9,728.3221**	**9,728.3221**	**0.5877**		**9,743.0148**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	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
Category	lb/day										lb/day					
Mitigated	19.6708	139.2482	155.4288	0.6554	45.2773	0.3836	45.6609	12.1127	0.3572	12.4700		67,288.0046	67,288.0046	4.7549		67,406.8761
Unmitigated	19.6708	139.2482	155.4288	0.6554	45.2773	0.3836	45.6609	12.1127	0.3572	12.4700		67,288.0046	67,288.0046	4.7549		67,406.8761

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Arena	18,012.70	18,012.70	18012.70	21,233,230	21,233,230
Parking Lot	0.00	0.00	0.00		
Total	18,012.70	18,012.70	18,012.70	21,233,230	21,233,230

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Arena	12.50	4.20	5.40	0.00	81.00	19.00	66	28	6
Parking Lot	12.50	4.20	5.40	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Arena	0.548600	0.036250	0.186898	0.112544	0.014284	0.004806	0.017604	0.070134	0.001409	0.001147	0.004508	0.000918	0.000898
Parking Lot	0.548600	0.036250	0.186898	0.112544	0.014284	0.004806	0.017604	0.070134	0.001409	0.001147	0.004508	0.000918	0.000898

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	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
Category	lb/day										lb/day					
NaturalGas Mitigated	0.2832	2.5744	2.1625	0.0155		0.1957	0.1957		0.1957	0.1957		3,089.2990	3,089.2990	0.0592	0.0566	3,107.6571
NaturalGas Unmitigated	0.2832	2.5744	2.1625	0.0155		0.1957	0.1957		0.1957	0.1957		3,089.2990	3,089.2990	0.0592	0.0566	3,107.6571

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	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
Land Use	kBTU/yr	lb/day										lb/day					
Arena	26259	0.2832	2.5744	2.1625	0.0155		0.1957	0.1957		0.1957	0.1957		3,089.2990	3,089.2990	0.0592	0.0566	3,107.6571
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.2832**	**2.5744**	**2.1625**	**0.0155**		**0.1957**	**0.1957**		**0.1957**	**0.1957**		**3,089.2990**	**3,089.2990**	**0.0592**	**0.0566**	**3,107.6571**

Mitigated

	NaturalGas Use	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
Land Use	kBTU/yr	lb/day										lb/day					
Arena	26.259	0.2832	2.5744	2.1625	0.0155		0.1957	0.1957		0.1957	0.1957		3,089.2990	3,089.2990	0.0592	0.0566	3,107.6571
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.2832**	**2.5744**	**2.1625**	**0.0155**		**0.1957**	**0.1957**		**0.1957**	**0.1957**		**3,089.2990**	**3,089.2990**	**0.0592**	**0.0566**	**3,107.6571**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use Low VOC Cleaning Supplies

	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
Category	lb/day										lb/day					
Mitigated	6.9011	3.0700e-003	0.3369	3.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003		0.7222	0.7222	1.8900e-003		0.7696
Unmitigated	8.8716	3.0700e-003	0.3369	3.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003		0.7222	0.7222	1.8900e-003		0.7696

6.2 Area by SubCategory

Unmitigated

	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
SubCategory	lb/day										lb/day					
Architectural Coating	2.1016					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.7388					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0312	3.0700e-003	0.3369	3.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003		0.7222	0.7222	1.8900e-003		0.7696
Total	**8.8716**	**3.0700e-003**	**0.3369**	**3.0000e-005**		**1.2000e-003**	**1.2000e-003**		**1.2000e-003**	**1.2000e-003**		**0.7222**	**0.7222**	**1.8900e-003**		**0.7696**

Mitigated

	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
SubCategory	lb/day										lb/day					
Architectural Coating	0.6032					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.2668					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0312	3.0700e-003	0.3369	3.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003		0.7222	0.7222	1.8900e-003		0.7696
Total	**6.9011**	**3.0700e-003**	**0.3369**	**3.0000e-005**		**1.2000e-003**	**1.2000e-003**		**1.2000e-003**	**1.2000e-003**		**0.7222**	**0.7222**	**1.8900e-003**		**0.7696**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Revised Operational CalEEMod Data

Proposed NorthStar Specific Plan - Operation

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	230.00	1000sqft	16.00	230,000.00	0
Industrial Park	381.04	1000sqft	28.20	381,035.00	0
Arena	295.00	1000sqft	14.40	295,000.00	0
Golf Course	18.00	Hole	245.90	0.00	0
Hotel	350.00	Room	17.60	508,200.00	0
Apartments Low Rise	216.00	Dwelling Unit	9.95	216,000.00	618
Apartments Mid Rise	550.00	Dwelling Unit	33.20	550,000.00	1573
Single Family Housing	54.00	Dwelling Unit	7.30	97,200.00	154
Regional Shopping Center	400.00	1000sqft	36.20	400,000.00	0
Regional Shopping Center	100.00	1000sqft	20.00	100,000.00	0
Parking Lot	3,005.00	Space	27.00	1,202,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2023
Utility Company	Imperial Irrigation District				
CO2 Intensity (lb/MWhr)	1270.9	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total of 455.75 acres.

Construction Phase - Operation only.

Vehicle Trips - Based on project traffic memo. Arena daily trips calcualted from annual VMT.

Woodstoves - No woodstoves. No wood fireplaces for apartments.

Mobile Land Use Mitigation -

Area Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	500.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	10.80	0.00
tblFireplaces	NumberWood	27.50	0.00
tblLandUse	LandUseSquareFeet	381,040.00	381,035.00
tblLandUse	LotAcreage	5.28	16.00
tblLandUse	LotAcreage	8.75	28.20
tblLandUse	LotAcreage	94.82	14.40
tblLandUse	LotAcreage	125.66	245.90
tblLandUse	LotAcreage	11.67	17.60
tblLandUse	LotAcreage	13.50	9.95
tblLandUse	LotAcreage	14.47	33.20
tblLandUse	LotAcreage	17.53	7.30
tblLandUse	LotAcreage	2.30	20.00
tblLandUse	LotAcreage	9.18	36.20
tblLandUse	LotAcreage	27.04	27.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	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
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	1.5523	0.0000	0.0000	1.4420	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**1.5523**	**0.0000**	**0.0000**	**1.4420**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	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
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	1.5523	0.0000	0.0000	1.4420	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**1.5523**	**0.0000**	**0.0000**	**1.4420**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	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	N20	CO2e

Percent Reduction	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	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	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
Category	lb/day										lb/day					
Area	79.6059	12.4895	86.9763	0.0994		3.2153	3.2153		3.2153	3.2153	187.1251	14,882.8588	15,069.9839	0.4028	0.2871	15,165.6125
Energy	1.6683	14.9545	11.1854	0.0910		1.1527	1.1527		1.1527	1.1527		18,199.8232	18,199.8232	0.3488	0.3337	18,307.9757
Mobile	64.9495	261.3201	774.7389	2.8422	234.1185	2.1027	236.2212	62.6514	1.9553	64.6067		289,625.3024	289,625.3024	14.1796		289,979.7914
Total	**146.2237**	**288.7642**	**872.9006**	**3.0326**	**234.1185**	**6.4707**	**240.5892**	**62.6514**	**6.3233**	**68.9747**	**187.1251**	**322,707.9844**	**322,895.1095**	**14.9312**	**0.6208**	**323,453.3796**

Mitigated Operational

	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
Category	lb/day										lb/day					
Area	79.6059	12.4895	86.9763	0.0994		3.2153	3.2153		3.2153	3.2153	187.1251	14,882.8588	15,069.9839	0.4028	0.2871	15,165.6125
Energy	1.6683	14.9545	11.1854	0.0910		1.1527	1.1527		1.1527	1.1527		18,199.8232	18,199.8232	0.3488	0.3337	18,307.9757
Mobile	56.3143	218.6767	546.1730	1.8914	149.6916	1.4346	151.1261	40.0583	1.3334	41.3917		192,946.4786	192,946.4786	9.9502		193,195.2331
Total	**137.5885**	**246.1208**	**644.3347**	**2.0818**	**149.6916**	**5.8026**	**155.4941**	**40.0583**	**5.7014**	**45.7597**	**187.1251**	**226,029.1607**	**226,216.2858**	**10.7018**	**0.6208**	**226,668.8213**

	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	N20	CO2e

Percent Reduction	5.91	14.77	26.18	31.35	36.06	10.33	35.37	36.06	9.83	33.66	0.00	29.96	29.94	28.33	0.00	29.92

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	2/10/2021	2/9/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 27

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	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
Category	lb/day										lb/day					

Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Increase Transit Accessibility

Improve Pedestrian Network

	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
Category	lb/day										lb/day					
Mitigated	56.3143	218.6767	546.1730	1.8914	149.6916	1.4346	151.1261	40.0583	1.3334	41.3917		192,946.4786	192,946.4786	9.9502		193,195.2331
Unmitigated	64.9495	261.3201	774.7389	2.8422	234.1185	2.1027	236.2212	62.6514	1.9553	64.6067		289,625.3024	289,625.3024	14.1796		289,979.7914

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	1,864.08	1,585.44	1298.16	5,957,560	3,809,167
Apartments Mid Rise	2,992.00	2,700.50	2249.50	9,719,356	6,214,398
Arena	9,836.81	9,836.81	9836.81	21,232,770	13,575,887
General Office Building	2,240.20	508.30	161.00	5,462,815	3,492,835
Golf Course	546.84	358.02	340.02	1,194,180	763,539
Hotel	2,926.00	2,866.50	2082.50	6,674,120	4,267,324
Industrial Park	1,284.10	967.84	472.49	4,465,961	2,855,463
Regional Shopping Center	15,100.00	18,448.00	8440.00	31,635,610	20,227,293
Regional Shopping Center	3,775.00	4,612.00	2110.00	7,908,902	5,056,823
Single Family Housing	509.76	515.16	461.70	1,721,102	1,100,445
Total	41,074.79	42,398.57	27,452.18	95,972,378	61,363,173

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Arena	16.60	8.40	6.90	0.00	81.00	19.00	66	28	6
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Golf Course	16.60	8.40	6.90	33.00	48.00	19.00	52	39	9
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Industrial Park	16.60	8.40	6.90	59.00	28.00	13.00	79	19	2
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Apartments Mid Rise	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Arena	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
General Office Building	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Golf Course	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Hotel	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Industrial Park	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Regional Shopping Center	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Single Family Housing	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	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
Category	lb/day										lb/day					
NaturalGas Mitigated	1.6683	14.9545	11.1854	0.0910		1.1527	1.1527		1.1527	1.1527		18,199.8232	18,199.8232	0.3488	0.3337	18,307.9757
NaturalGas Unmitigated	1.6683	14.9545	11.1854	0.0910		1.1527	1.1527		1.1527	1.1527		18,199.8232	18,199.8232	0.3488	0.3337	18,307.9757

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	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
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	9216.69	0.0994	0.8494	0.3614	5.4200e-003		0.0687	0.0687		0.0687	0.0687		1,084.3165	1,084.3165	0.0208	0.0199	1,090.7601
Apartments Mid Rise	22292.4	0.2404	2.0544	0.8742	0.0131		0.1661	0.1661		0.1661	0.1661		2,622.6411	2,622.6411	0.0503	0.0481	2,638.2261
Arena	26259	0.2832	2.5744	2.1625	0.0155		0.1957	0.1957		0.1957	0.1957		3,089.2990	3,089.2990	0.0592	0.0566	3,107.6571
General Office Building	2186.58	0.0236	0.2144	0.1801	1.2900e-003		0.0163	0.0163		0.0163	0.0163		257.2442	257.2442	4.9300e-003	4.7200e-003	258.7728
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	83553.6	0.9011	8.1915	6.8809	0.0492		0.6226	0.6226		0.6226	0.6226		9,829.8411	9,829.8411	0.1884	0.1802	9,888.2549
Industrial Park	3622.44	0.0391	0.3551	0.2983	2.1300e-003		0.0270	0.0270		0.0270	0.0270		426.1697	426.1697	8.1700e-003	7.8100e-003	428.7022
Regional Shopping Center	2432.88	0.0262	0.2385	0.2004	1.4300e-003		0.0181	0.0181		0.0181	0.0181		286.2208	286.2208	5.4900e-003	5.2500e-003	287.9217
Regional Shopping Center	608.219	6.5600e-003	0.0596	0.0501	3.6000e-004		4.5300e-003	4.5300e-003		4.5300e-003	4.5300e-003		71.5552	71.5552	1.3700e-003	1.3100e-003	71.9804
Single Family Housing	4526.55	0.0488	0.4172	0.1775	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.5357	532.5357	0.0102	9.7600e-003	535.7003
Total		**1.6683**	**14.9545**	**11.1854**	**0.0910**		**1.1527**	**1.1527**		**1.1527**	**1.1527**		**18,199.8232**	**18,199.8232**	**0.3488**	**0.3337**	**18,307.9757**

Mitigated

	NaturalGas Use	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
Land Use	kBTU/yr	lb/day										lb/day					

Apartments Low Rise	9.21669	0.0994	0.8494	0.3614	5.4200e-003		0.0687	0.0687		0.0687	0.0687		1,084.3165	1,084.3165	0.0208	0.0199	1,090.7601
Apartments Mid Rise	22.2924	0.2404	2.0544	0.8742	0.0131		0.1661	0.1661		0.1661	0.1661		2,622.6411	2,622.6411	0.0503	0.0481	2,638.2261
Arena	26.259	0.2832	2.5744	2.1625	0.0155		0.1957	0.1957		0.1957	0.1957		3,089.2990	3,089.2990	0.0592	0.0566	3,107.6571
General Office Building	2.18658	0.0236	0.2144	0.1801	1.2900e-003		0.0163	0.0163		0.0163	0.0163		257.2442	257.2442	4.9300e-003	4.7200e-003	258.7728
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	83.5536	0.9011	8.1915	6.8809	0.0492		0.6226	0.6226		0.6226	0.6226		9,829.8411	9,829.8411	0.1884	0.1802	9,888.2549
Industrial Park	3.62244	0.0391	0.3551	0.2983	2.1300e-003		0.0270	0.0270		0.0270	0.0270		426.1697	426.1697	8.1700e-003	7.8100e-003	428.7022
Regional Shopping Center	0.608219	6.5600e-003	0.0596	0.0501	3.6000e-004		4.5300e-003	4.5300e-003		4.5300e-003	4.5300e-003		71.5552	71.5552	1.3700e-003	1.3100e-003	71.9804
Regional Shopping Center	2.43288	0.0262	0.2385	0.2004	1.4300e-003		0.0181	0.0181		0.0181	0.0181		286.2208	286.2208	5.4900e-003	5.2500e-003	287.9217
Single Family Housing	4.52655	0.0488	0.4172	0.1775	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.5357	532.5357	0.0102	9.7600e-003	535.7003
Total		**1.6683**	**14.9545**	**11.1854**	**0.0910**		**1.1527**	**1.1527**		**1.1527**	**1.1527**		**18,199.8232**	**18,199.8232**	**0.3488**	**0.3337**	**18,307.9757**

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 Low VOC Cleaning Supplies

	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

Category	lb/day										lb/day					
Mitigated	79.6059	12.4895	86.9763	0.0994		3.2153	3.2153		3.2153	3.2153	187.1251	14,882.8588	15,069.9839	0.4028	0.2871	15,165.6125
Unmitigated	79.6059	12.4895	86.9763	0.0994		3.2153	3.2153		3.2153	3.2153	187.1251	14,882.8588	15,069.9839	0.4028	0.2871	15,165.6125

6.2 Area by SubCategory

Unmitigated

	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
SubCategory	lb/day										lb/day					
Architectural Coating	6.5472					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	57.0186					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	13.9564	11.7051	18.8223	0.0958		2.8391	2.8391		2.8391	2.8391	187.1251	14,760.0000	14,947.1251	0.2829	0.2871	15,039.7567
Landscaping	2.0837	0.7844	68.1540	3.6100e-003		0.3763	0.3763		0.3763	0.3763		122.8588	122.8588	0.1199		125.8558
Total	**79.6059**	**12.4895**	**86.9763**	**0.0994**		**3.2153**	**3.2153**		**3.2153**	**3.2153**	**187.1251**	**14,882.8588**	**15,069.9839**	**0.4028**	**0.2871**	**15,165.6125**

Mitigated

	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
SubCategory	lb/day										lb/day					
Architectural Coating	6.5472					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000

Consumer Products	57.0186					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	13.9564	11.7051	18.8223	0.0958		2.8391	2.8391		2.8391	2.8391	187.1251	14,760.0000	14,947.1251	0.2829	0.2871	15,039.7567
Landscaping	2.0837	0.7844	68.1540	3.6100e-003		0.3763	0.3763		0.3763	0.3763		122.8588	122.8588	0.1199		125.8558
Total	**79.6059**	**12.4895**	**86.9763**	**0.0994**		**3.2153**	**3.2153**		**3.2153**	**3.2153**	**187.1251**	**14,882.8588**	**15,069.9839**	**0.4028**	**0.2871**	**15,165.6125**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Proposed NorthStar Specific Plan - Operation

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	230.00	1000sqft	16.00	230,000.00	0
Industrial Park	381.04	1000sqft	28.20	381,035.00	0
Arena	295.00	1000sqft	14.40	295,000.00	0
Golf Course	18.00	Hole	245.90	0.00	0
Hotel	350.00	Room	17.60	508,200.00	0
Apartments Low Rise	216.00	Dwelling Unit	9.95	216,000.00	618
Apartments Mid Rise	550.00	Dwelling Unit	33.20	550,000.00	1573
Single Family Housing	54.00	Dwelling Unit	7.30	97,200.00	154
Regional Shopping Center	400.00	1000sqft	36.20	400,000.00	0
Regional Shopping Center	100.00	1000sqft	20.00	100,000.00	0
Parking Lot	3,005.00	Space	27.00	1,202,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2023
Utility Company	Imperial Irrigation District				
CO2 Intensity (lb/MWhr)	1270.9	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total of 455.75 acres.

Construction Phase - Operation only.

Vehicle Trips - Based on project traffic memo. Arena daily trips calcualted from annual VMT.

Woodstoves - No woodstoves. No wood fireplaces for apartments.

Mobile Land Use Mitigation -

Area Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	500.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	10.80	0.00
tblFireplaces	NumberWood	27.50	0.00
tblLandUse	LandUseSquareFeet	381,040.00	381,035.00
tblLandUse	LotAcreage	5.28	16.00
tblLandUse	LotAcreage	8.75	28.20
tblLandUse	LotAcreage	94.82	14.40
tblLandUse	LotAcreage	125.66	245.90
tblLandUse	LotAcreage	11.67	17.60
tblLandUse	LotAcreage	13.50	9.95
tblLandUse	LotAcreage	14.47	33.20
tblLandUse	LotAcreage	17.53	7.30
tblLandUse	LotAcreage	2.30	20.00
tblLandUse	LotAcreage	9.18	36.20
tblLandUse	LotAcreage	27.04	27.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	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
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	1.5523	0.0000	0.0000	1.4420	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**1.5523**	**0.0000**	**0.0000**	**1.4420**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction

	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
Year	lb/day										lb/day					
2021	0.0000	0.0000	0.0000	0.0000	0.0000	1.5523	0.0000	0.0000	1.4420	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**1.5523**	**0.0000**	**0.0000**	**1.4420**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	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	N20	CO2e

Percent Reduction	**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**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	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
Category	lb/day										lb/day					
Area	79.6059	12.4895	86.9763	0.0994		3.2153	3.2153		3.2153	3.2153	187.1251	14,882.8588	15,069.9839	0.4028	0.2871	15,165.6125
Energy	1.6683	14.9545	11.1854	0.0910		1.1527	1.1527		1.1527	1.1527		18,199.8232	18,199.8232	0.3488	0.3337	18,307.9757
Mobile	62.8445	266.2980	742.7027	2.7021	234.1185	2.1147	236.2332	62.6514	1.9667	64.6182		275,483.2880	275,483.2880	14.2060		275,838.4376
Total	**144.1187**	**293.7420**	**840.8644**	**2.8925**	**234.1185**	**6.4827**	**240.6012**	**62.6514**	**6.3347**	**68.9862**	**187.1251**	**308,565.9700**	**308,753.0951**	**14.9576**	**0.6208**	**309,312.0258**

Mitigated Operational

	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
Category	lb/day										lb/day					
Area	79.6059	12.4895	86.9763	0.0994		3.2153	3.2153		3.2153	3.2153	187.1251	14,882.8588	15,069.9839	0.4028	0.2871	15,165.6125
Energy	1.6683	14.9545	11.1854	0.0910		1.1527	1.1527		1.1527	1.1527		18,199.8232	18,199.8232	0.3488	0.3337	18,307.9757
Mobile	54.4217	220.9483	535.6736	1.7953	149.6916	1.4466	151.1381	40.0583	1.3449	41.4032		183,174.4508	183,174.4508	10.0813		183,426.4826
Total	**135.6959**	**248.3924**	**633.8353**	**1.9857**	**149.6916**	**5.8146**	**155.5061**	**40.0583**	**5.7129**	**45.7712**	**187.1251**	**216,257.1328**	**216,444.2579**	**10.8329**	**0.6208**	**216,900.0708**

	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

Percent Reduction	5.84	15.44	24.62	31.35	36.06	10.31	35.37	36.06	9.82	33.65	0.00	29.92	29.90	27.58	0.00	29.88

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	2/10/2021	2/9/2021	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 27

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	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
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Unmitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	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
Category	lb/day										lb/day					

Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction Off-Site

	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
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Increase Transit Accessibility

Improve Pedestrian Network

	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
Category	lb/day										lb/day					
Mitigated	54.4217	220.9483	535.6736	1.7953	149.6916	1.4466	151.1381	40.0583	1.3449	41.4032		183,174.4508	183,174.4508	10.0813		183,426.4826
Unmitigated	62.8445	266.2980	742.7027	2.7021	234.1185	2.1147	236.2332	62.6514	1.9667	64.6182		275,483.2880	275,483.2880	14.2060		275,838.4376

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	1,864.08	1,585.44	1298.16	5,957,560	3,809,167
Apartments Mid Rise	2,992.00	2,700.50	2249.50	9,719,356	6,214,398
Arena	9,836.81	9,836.81	9836.81	21,232,770	13,575,887
General Office Building	2,240.20	508.30	161.00	5,462,815	3,492,835
Golf Course	546.84	358.02	340.02	1,194,180	763,539
Hotel	2,926.00	2,866.50	2082.50	6,674,120	4,267,324
Industrial Park	1,284.10	967.84	472.49	4,465,961	2,855,463
Regional Shopping Center	15,100.00	18,448.00	8440.00	31,635,610	20,227,293
Regional Shopping Center	3,775.00	4,612.00	2110.00	7,908,902	5,056,823
Single Family Housing	509.76	515.16	461.70	1,721,102	1,100,445
Total	41,074.79	42,398.57	27,452.18	95,972,378	61,363,173

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Arena	16.60	8.40	6.90	0.00	81.00	19.00	66	28	6
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Golf Course	16.60	8.40	6.90	33.00	48.00	19.00	52	39	9
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Industrial Park	16.60	8.40	6.90	59.00	28.00	13.00	79	19	2
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Apartments Mid Rise	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Arena	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
General Office Building	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Golf Course	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Hotel	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Industrial Park	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Regional Shopping Center	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Single Family Housing	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	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
Category	lb/day										lb/day					
NaturalGas Mitigated	1.6683	14.9545	11.1854	0.0910		1.1527	1.1527		1.1527	1.1527		18,199.8232	18,199.8232	0.3488	0.3337	18,307.9757
NaturalGas Unmitigated	1.6683	14.9545	11.1854	0.0910		1.1527	1.1527		1.1527	1.1527		18,199.8232	18,199.8232	0.3488	0.3337	18,307.9757

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	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
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	9216.69	0.0994	0.8494	0.3614	5.4200e-003		0.0687	0.0687		0.0687	0.0687		1,084.3165	1,084.3165	0.0208	0.0199	1,090.7601
Apartments Mid Rise	22292.4	0.2404	2.0544	0.8742	0.0131		0.1661	0.1661		0.1661	0.1661		2,622.6411	2,622.6411	0.0503	0.0481	2,638.2261
Arena	26259	0.2832	2.5744	2.1625	0.0155		0.1957	0.1957		0.1957	0.1957		3,089.2990	3,089.2990	0.0592	0.0566	3,107.6571
General Office Building	2186.58	0.0236	0.2144	0.1801	1.2900e-003		0.0163	0.0163		0.0163	0.0163		257.2442	257.2442	4.9300e-003	4.7200e-003	258.7728
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	83553.6	0.9011	8.1915	6.8809	0.0492		0.6226	0.6226		0.6226	0.6226		9,829.8411	9,829.8411	0.1884	0.1802	9,888.2549
Industrial Park	3622.44	0.0391	0.3551	0.2983	2.1300e-003		0.0270	0.0270		0.0270	0.0270		426.1697	426.1697	8.1700e-003	7.8100e-003	428.7022
Regional Shopping Center	2432.88	0.0262	0.2385	0.2004	1.4300e-003		0.0181	0.0181		0.0181	0.0181		286.2208	286.2208	5.4900e-003	5.2500e-003	287.9217
Regional Shopping Center	608.219	6.5600e-003	0.0596	0.0501	3.6000e-004		4.5300e-003	4.5300e-003		4.5300e-003	4.5300e-003		71.5552	71.5552	1.3700e-003	1.3100e-003	71.9804
Single Family Housing	4526.55	0.0488	0.4172	0.1775	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.5357	532.5357	0.0102	9.7600e-003	535.7003
Total		**1.6683**	**14.9545**	**11.1854**	**0.0910**		**1.1527**	**1.1527**		**1.1527**	**1.1527**		**18,199.8232**	**18,199.8232**	**0.3488**	**0.3337**	**18,307.9757**

Mitigated

	NaturalGas Use	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
Land Use	kBTU/yr	lb/day										lb/day					

Apartments Low Rise	9.21669	0.0994	0.8494	0.3614	5.4200e-003		0.0687	0.0687		0.0687	0.0687		1,084.3165	1,084.3165	0.0208	0.0199	1,090.7601
Apartments Mid Rise	22.2924	0.2404	2.0544	0.8742	0.0131		0.1661	0.1661		0.1661	0.1661		2,622.6411	2,622.6411	0.0503	0.0481	2,638.2261
Arena	26.259	0.2832	2.5744	2.1625	0.0155		0.1957	0.1957		0.1957	0.1957		3,089.2990	3,089.2990	0.0592	0.0566	3,107.6571
General Office Building	2.18658	0.0236	0.2144	0.1801	1.2900e-003		0.0163	0.0163		0.0163	0.0163		257.2442	257.2442	4.9300e-003	4.7200e-003	258.7728
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	83.5536	0.9011	8.1915	6.8809	0.0492		0.6226	0.6226		0.6226	0.6226		9,829.8411	9,829.8411	0.1884	0.1802	9,888.2549
Industrial Park	3.62244	0.0391	0.3551	0.2983	2.1300e-003		0.0270	0.0270		0.0270	0.0270		426.1697	426.1697	8.1700e-003	7.8100e-003	428.7022
Regional Shopping Center	0.608219	6.5600e-003	0.0596	0.0501	3.6000e-004		4.5300e-003	4.5300e-003		4.5300e-003	4.5300e-003		71.5552	71.5552	1.3700e-003	1.3100e-003	71.9804
Regional Shopping Center	2.43288	0.0262	0.2385	0.2004	1.4300e-003		0.0181	0.0181		0.0181	0.0181		286.2208	286.2208	5.4900e-003	5.2500e-003	287.9217
Single Family Housing	4.52655	0.0488	0.4172	0.1775	2.6600e-003		0.0337	0.0337		0.0337	0.0337		532.5357	532.5357	0.0102	9.7600e-003	535.7003
Total		**1.6683**	**14.9545**	**11.1854**	**0.0910**		**1.1527**	**1.1527**		**1.1527**	**1.1527**		**18,199.8232**	**18,199.8232**	**0.3488**	**0.3337**	**18,307.9757**

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 Low VOC Cleaning Supplies

	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

Category	lb/day										lb/day					
Mitigated	79.6059	12.4895	86.9763	0.0994		3.2153	3.2153		3.2153	3.2153	187.1251	14,882.8588	15,069.9839	0.4028	0.2871	15,165.6125
Unmitigated	79.6059	12.4895	86.9763	0.0994		3.2153	3.2153		3.2153	3.2153	187.1251	14,882.8588	15,069.9839	0.4028	0.2871	15,165.6125

6.2 Area by SubCategory

Unmitigated

	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
SubCategory	lb/day										lb/day					
Architectural Coating	6.5472					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	57.0186					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	13.9564	11.7051	18.8223	0.0958		2.8391	2.8391		2.8391	2.8391	187.1251	14,760.0000	14,947.1251	0.2829	0.2871	15,039.7567
Landscaping	2.0837	0.7844	68.1540	3.6100e-003		0.3763	0.3763		0.3763	0.3763		122.8588	122.8588	0.1199		125.8558
Total	**79.6059**	**12.4895**	**86.9763**	**0.0994**		**3.2153**	**3.2153**		**3.2153**	**3.2153**	**187.1251**	**14,882.8588**	**15,069.9839**	**0.4028**	**0.2871**	**15,165.6125**

Mitigated

	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
SubCategory	lb/day										lb/day					
Architectural Coating	6.5472					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000

Consumer Products	57.0186					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	13.9564	11.7051	18.8223	0.0958		2.8391	2.8391		2.8391	2.8391	187.1251	14,760.0000	14,947.1251	0.2829	0.2871	15,039.7567
Landscaping	2.0837	0.7844	68.1540	3.6100e-003		0.3763	0.3763		0.3763	0.3763		122.8588	122.8588	0.1199		125.8558
Total	**79.6059**	**12.4895**	**86.9763**	**0.0994**		**3.2153**	**3.2153**		**3.2153**	**3.2153**	**187.1251**	**14,882.8588**	**15,069.9839**	**0.4028**	**0.2871**	**15,165.6125**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Memorandum

DATE: **May 5, 2021**

TO: **Planning Commission**

FROM: **Russell Brady, Project Planner**

RE: **Item 3.1 – Public Comments**

Attached are additional comments received from Lozeau Drury on behalf of Supporters Alliance for Environmental Responsibility (SAFER). Attached also is the County's response to their related request for a Stop Work Order for the current grading.

Additionally, staff has confirmed that current grading operations are utilizing Tier 4 equipment consistent with the assumptions of the air quality analysis incorporated in the Addendum that the comment letter refers to. To further ensure this continues to be implemented, below are proposed recommended conditions of approval for the Plot Plan to require Tier 4 equipment.

60 – Planning – Tier 4 Grading Equipment
Prior to grading permit issuance, grading plans shall note and/or contracts shall be provided that note that construction equipment of 50 horsepower or greater utilized during construction shall meet USEPA Tier 4 emission standards with Level 3 DPF to minimize emissions of NOx associated with diesel construction equipment.

80 – Planning – Tier 4 Building Equipment
Prior to building permit issuance, building plans shall note and/or contracts shall be provided that note that construction equipment of 50 horsepower or greater utilized during construction shall meet USEPA Tier 4 emission standards with Level 3 DPF to minimize emissions of NOx associated with diesel construction equipment.

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VIA EMAIL ONLY

May 4, 2021

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Re: Opposition to Addendum for the Coachella Valley Arena (Specific Plan No. 343 Amendment No. 2; General Plan Amendment No. 200005; Change of Zone No. 2000025; Plot Plan No. 200021; Tentative Parcel Map No. 38040)
PLANNING COMMISSION AGENDA ITEM 3.1 (May 5, 2021)

Dear Honorable Commissioners of Riverside County Planning Commission:

This correspondence is intended as a supplement to the April 7, 2021 comment letter submitted on behalf of the Supporters Alliance for Environmental Responsibility ("SAFER") and its members living or working in and around Riverside County in opposition to the Addendum to the NorthStar Specific Plan EIR prepared for the proposed Coachella Valley Arena (SP No. 343 Amendment No. 2; GPA No. 200005; CZ No. 2000025; PP No. 200021; TPM No. 38040) ("Arena Project") to be heard as Agenda Item 3.1 at the May 5, 2021 Planning Commission meeting.

SAFER received a response to the April 7, 2021 comment letter at 4:32 p.m. on May 4, 2021. SAFER's detailed reply to the issues raised in the County's response will be provided either to this Commission at a later date or to the Board of Supervisors. SAFER stands by its position that the Addendum for the Arena Project is improper generally and deficient specifically for air quality, wildlife, traffic, and energy. For those reasons, SAFER still strongly urges the Commission to not approve the Arena Project at this time and instead to prepare a full environmental impact to fully disclose, analyze, and mitigate the Arena Project's impacts.

However, although SAFER is still concerned about the use of the Addendum generally and the conclusions reached by the County therein, ***the most pressing immediate concern is that the County has allowed grading activity to proceed on the Arena Project site***. Photos provided to SAFER of grading activity taking place on the Arena Project site on April 22, 2021 are attached to this comment.

SAFER became aware that grading was occurring on April 22, 2021. After further investigation, SAFER became aware that the County had issued a mass grading permit for the Arena Project on April 15, 2021. Surprisingly, there was no mention of commencing grading either at the April 7 Planning Commission meeting or the April 21 meeting (a week *after* the grading permit had been issued). As you may be aware, SAFER has filed a lawsuit against the County alleging that the issuance of the grading permit violated both CEQA and the Riverside County Code. Additionally, it appears that the heavy-duty equipment currently in use on the project site does not meet the emissions standards analyzed in the Addendum, thereby calling into question the legitimacy of the Addendum's analysis.

For the reasons below, SAFER is requesting that the Planning Commission (1) stay the effect of the grading permit until final approval of the Arena Project and (2) require that all off-road construction equipment used for construction of the Arena Project, including grading, meet Tier 4 Final emissions standards as was assumed (but not required) by the Addendum.

I. The County Code prohibits grading and construction activity pending final approval of a tentative map.

"When a tentative map has been submitted, ***no grading or construction work shall be performed until the tentative map has been approved*** by the appropriate approving body." (RCC § 16.12.050 B [emphasis added].) The tentative map for the Arena Project that is before you today (Tentative Parcel Map 38040) was submitted to the County on November 12, 2020. Clearly, it has not yet been approved by this Commission or the Board of Supervisors.

The Tentative Map proposes to subdivide the 101.58 acre NorthStar Specific Plan into four (4) parcels. Because the Arena Project is within the NorthStar Specific Plan, it is certainly covered by the proposed Tentative Map. By the plain language of County Code section 16.12.050 B, no grading is allowed to occur until the tentative map has been approved. SAFER requests that the Commission do everything in its power to stop grading activity on the Arena Project site until the Board of Supervisors gives final approval to the Project.

II. CEQA requires that the Arena Project be considered and approved "as a whole" prior to grading.

The purpose of the Addendum prepared for the Arena Project is to compare the impacts of the Arena to the impacts analyzed in the 2006 NorthStar Specific Plan EIR. Under CEQA, the term "project" refers to "the whole of an action." (14 CCR § 15378(a).) A public agency may not

divide a single project into smaller individual subprojects to avoid responsibility for considering the environmental impact of the project as a whole. (*Banning Ranch Conservancy v. City of Newport Beach* (2012) 211 Cal.App.4th 1209, 1223.) No agency may approve a project subject to CEQA until the entire CEQA process is completed and the overall project is lawfully approved." (*Orinda Ass'n. v. Bd. of Supervisors* (1986) 182 Cal.App.3d 1145, 1171.)

The Addendum properly included grading impacts in its analysis of the Arena Project as a whole. There are multiple references in the Addendum to grading impacts:

- "***Construction of the Arena, including grading,*** building construction, and site improvements, would take approximately twenty (20) months from start to finish." (Addendum, p. 33.)
- "The Air Quality Report concluded that construction of the proposed Project would result in temporary ***generation of VOC, NOx, CO, SOx, PM10, and PM2.5 emissions from construction activities*** ***<u>such as grading</u>***, building construction, paving, and application of architectural coatings." (Addendum, p. 64.)
- "There is a potential for ***grading and excavation activities to inadvertently encounter tribal cultural resources*** in soil not previously disturbed." (Addendum, p. 196.)
- The Air Quality Study appendix of the Addendum also includes the Arena's grading phase in its calculation of construction-related emissions. (Addendum, App. A, pp. 20-21.)

Grading is intrinsically part of the Arena Project. The impacts of the Arena Project must be considered as a whole, including grading, prior to approval. The Arena Project cannot be allowed to proceed in part or in whole prior to the completion of the approval process. (*Orinda Ass'n, supra*, (1986) 182 Cal.App.3d 1145, 1171 [approval process must be complete before issuance of demolition permit]; *Day v. City of Glendale* (1975) 51 Cal.App.3d 817, 823-24 [CEQA review must be completed prior to grading].) Therefore, SAFER requests that the Commission do everything in its power to stop grading activity on the Arena Project site until the Board of Supervisors gives final approval to the Project.

III. The Commission should require Tier 4 Final emissions standards for off-road construction equipment as analyzed in the Addendum

Even if the Commission allows grading to proceed, SAFER urges the Commission to ***require Tier 4 Final emissions standards for off-road construction equipment***. In SAFER's April 7 comment letter, the issued was raised as assumptions made in the Addendum's air quality analysis. SAFER's air quality consultants had found that the Addendum's emissions model ***assumed*** in its analysis that all off-road construction equipment used for grading and construction of the Arena Project would meet Tier 4 Final emissions standards.

For background, since 1994, The U.S. Environmental Protection Agency ("EPA") has adopted more stringent emissions standards for off-road construction equipment since 1994 with

Tier 4 Final representing the most stringent standard. As such, Tier 4 Final represents the cleanest construction equipment on the market. When the Addendum calculated the Arena Project's emissions (and came to the conclusion that the Arena's air quality impacts were less than or similar to the impacts from the 2006 EIR), it assumed that Tier 4 would be used. The Addendum made that assumption based on the fact that South Coast Air Quality Management District recommends—but does not require—Tier 4 Final equipment. SAFER's April 7, 2021 comment letter, as well as Brian Flynn's oral comments at the April 7, 2021 meeting, noted that the Addendum most likely underestimated the Arena Project's emissions based on the assumption that the cleanest equipment would be used even if it was not required.

Unfortunately, SAFER's concern that the Addendum underestimated the Project's emissions has been realized. Based on a review of the equipment currently in use on the Arena Project site, SAFER's air quality consultant was able to determine that Caterpillar 637D dual Engine Wheel Tractor Scrapers are in use. This equipment, with the visible plumes of black smoke seen in the attached photographs, appear to have been manufactured between approximately 1979 to 1991, long before Tier 4 Final equipment was available.

This dirtier equipment will continue to be used and will continue to undermine the Addendum's analysis unless the Commission harmonizes the assumptions presented in the Addendum with actual requirements for the Project. Any requirement that the Arena Project utilize Tier 4 Final equipment must come from mitigation measures or conditions of approval placed on the Project by this Commission or the Board of Supervisors. Even if the Commission approves the Project, SAFER requests that the Commission require Tier 4 Final for all off-road construction equipment for the Arena Project.

Thank you for your consideration of this letter.

Sincerely,

Brian B. Flynn
Lozeau Drury LLP

ATTACHMENT

Photos of Coachella Valley Arena Site
Taken April 22, 2021

31
LK9W64

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

May 3, 2021

TO: Brian B. Flynn, Lozeau Drury LLP
brian@lozeaudrury.com

RE: REQUEST FOR STOP WORK ORDER FOR GRADING OF COACHELLA VALLEY ARENA PROJECT SITE

County staff has reviewed your request that the County issue a Stop Work Order as to "all construction activity, including grading," on APNs 695-100-004 through 695-100-014 ("Site") pursuant to issued grading permit BGR2100023. This request is on the alleged basis that the Environmental Impact Report ("EIR") Addendum for the currently proposed Coachella Valley Arena Project (SP00343A02, GPA200005, CZ2000025, PPT200021, TPM38040) has not yet been fully considered or approved.

Please note that the County does not necessarily require an approved land use permit for mass grading. However, the County has investigated the matter and determined that, for the Site in question, multiple permits and EIRs have previously been approved. In addition, multiple of these permits and environmental documents foresee, analyze, and/or approve mass grading for the Site.

Regarding the grading permit in question, the application for BGR2100023 for mass grading of the Site was submitted to the County on January 26, 2021. County Planning Department staff reviewed all relevant information regarding BGR2100023 and its potential impacts and compared it to the analysis and mitigation measures of the current, previously certified EIR. The mass grading incorporated all applicable mitigation measures from that EIR and was determined to be consistent with the analysis and conclusions of that EIR.

Accordingly, pursuant to CEQA Guidelines Section 15162, staff found that no substantial changes are proposed in the project analyzed in the EIR which would require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred with respect to the circumstances under which the project is being undertaken that would require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and no new information of substantial importance that the project will have one or more significant effects, significant effects would be more severe, or mitigations measures previously not feasible would be feasible, or no mitigation measures or alternatives which are considerably different from those in the EIR would substantially reduce significant effects on the environment are presented. Therefore, staff determined that no further environmental analysis is necessary pursuant to State CEQA Guidelines section 15162.

Following this review and determination, the County issued the BGR2100023 permit for mass grading on April 15, 2021, and grading activities subsequently commenced on the site consistent with the permit.

Although the currently proposed Addendum to the EIR for the Coachella Valley Arena Project incorporates in its description future grading of the site, the grading currently being undertaken is adequately addressed by the current EIR and is allowed to proceed under that document, apart from and prior to any land use

permits that may be approved in the future associated with the Coachella Valley Arena Project. Furthermore, the provisions of State CEQA Guidelines section 15378(a) are not applicable, since the impacts have already been analyzed in an approved CEQA document, rather than being deferred as part of an unapproved potential future action and environmental document. For the above reasons, your request for the Stop Work Order does not present any new or substantial information that would allow the County to issue a Stop Work Order for the current grading.

Since you submitted your request for a Stop Work Order, you have also submitted a Notice of Intent to File Suit Under CEQA. Since this appears to now involve active litigation, please address all further communications relating to such litigation to the County of Riverside Office of County Counsel, Attn: Melissa Cushman, mcushman@rivco.org, 3960 Orange St., Suite 500, Riverside, CA 92501.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand

John Hildebrand, Planning Director

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.

3.1

Planning Commission Hearing: May 5, 2021

PROPOSED PROJECT

Case Number(s):	SP00343A02, GPA200005, CZ2000025, PPT200021, TPM38040
Environmental:	Addendum to EIR No. 470
Area Plan:	Western Coachella Valley
Zoning Area/District:	Thousand Palms District
Supervisorial District:	Fourth District
Project Planner:	Russell Brady
Project APN(s):	695-100-004 through 695-100-014

Applicant(s): SoCal Arena Company LLC

Representative(s): Meridian Consultants, LLC

John Hildebrand
Planning Director

PROJECT DESCRIPTION AND LOCATION

GENERAL PLAN AMENDMENT NO. 200005 (GPA200005) is a proposal to change the subject site's General Plan land use designation from Community Development: Business Park (CD:CT) to Community Development: Commercial Tourist (CD:CT), update Figure 3 of the Western Coachella Valley Area Plan and other related tables and figures to reflect the Planning Area boundary changes proposed by Amendment No. 2 to Specific Plan No. 343. GPA No. 200005 also modifies Western Coachella Valley Area Plan Policy 15.4 to allow alternative standards for free standing signs for on-site advertising within Specific Plans by including the following provision: "e. the provisions of this policy shall not apply to signs and development located in an approved Specific Plan where the approved Specific Plan has sign design guidelines or standards".

AMENDMENT NO. 2 to SPECIFIC PLAN NO. 343 (SP00343A02) is a proposal to amend the adopted specific plan land use plan and the specific plan text of Specific Plan No. 343 by:

- Including a Planning Area 11 within the existing Specific Plan boundaries for the purposes of accommodating a sports and events arena;
- Reducing the acreage of the existing Planning Area 8 to accommodate Planning Area 11;
- Revising the boundaries of Planning Areas 4, 6B, and 7 to accommodate Planning Area 11;
- Updating the Specific Plan land use plan to reflect Planning Area 11 and changes to Planning Areas 4, 6B and 7; and,
- Incorporating guidelines for signs specific to Planning Area 11, including guidelines for digital signage.

CHANGE OF ZONE NO. 2000025 is a proposal to modify the Specific Plan Zoning Ordinance text to include permitted and conditionally permitted uses and development standards, including standards for signs, for Planning Area 11, make clarifying revisions to the ordinance text and to establish the boundaries of the Specific Plan Planning Areas by metes and bounds.

TENTATIVE PARCEL MAP NO. 38040 is a proposal for a Schedule E subdivision of 101.50 gross acres into four parcels, one parcel for the proposed concurrent arena and related facilities, one parcel including the primary parking area for the arena, one parcel for adjacent Planning Areas 6B and 8, and one parcel for entry road/landscaping from Varner Road.

PLOT PLAN NO. 200021 is a proposal to construct and operate a sports and events arena totaling 273,879 square feet with a maximum height of 58 feet on 44.4 gross acres with 3,000 parking spaces. The arena is planned to host an American Hockey League (AHL) team and provide a venue for other events including other sports events, concerts, cultural events, conferences, and conventions. The arena includes a variety of facilities and services that include but are not limited to, up to 11,700 spectator seating for a concert scenario, concessions, bars, clubs/lounges, meeting rooms, kitchens, retail, team practice facilities, management offices, and media support facilities. A 35,000 square foot hockey training facility is also proposed next to the arena for AHL team practice and the community.

The description as included above and as further detailed in the Initial Study/Addendum constitutes the "Project" as further referenced in this staff report.

The overall Project is located northeast of Interstate-10 and Varner Road, east of Cook Street, west of Washington Street, north of 38th Avenue, south of Chase School Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2021-003 recommending adoption of General Plan Amendment No. 200005 and Amendment No. 2 to Specific Plan No. 343 to the Board of Supervisors.

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDER an ADDENDUM to **ENVIRONMENTAL IMPACT REPORT NO. 470** based on the findings and conclusions incorporated in the Initial Study that the Project will not have a significant effect on the environment and that none of the conditions described in State CEQA Guidelines section 15162 exist; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 200005, which changes the General Plan land use designation of the project site from Community Development: Business Park (CD:CT) to Community Development: Commercial Tourist (CD:CT), updates Figure 3 of the Western Coachella Valley Area Plan and other related tables and figures to reflect the Planning Area boundary changes proposed by SP No. 343A2, in accordance with Exhibit 6, and modifies Policy 15.4 of the Western Coachella Valley Area Plan, based on the findings and conclusions incorporated in this staff report, and pending final adoption of the General Plan Cycle Resolution by the Board of Supervisors;

TENTATIVELY APPROVE AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 343 to amend the specific plan land use plan and specific plan text for Specific Plan No. 343 to include a Planning Area 11 within the current specific plan boundaries, revise the boundaries of Planning Areas 4, 6b, 7, and 8, and incorporate guidelines for signs specific to Planning Area 11, including guidelines for digital signage,

subject to the attached advisory notification document and conditions of approval, and based on the findings and conclusions incorporated in this staff report, and pending final adoption of the specific plan resolution by the Board of Supervisors and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1800020 to modify the specific plan zoning ordinance to include Planning Area 11 and establish its permitted uses and development standards, including development standards for signs specific to Planning Area 11; and to establish Planning Area boundaries with metes and bounds, based upon the findings and conclusions provided in this staff report, and pending final adoption of the specific plan zoning ordinance by the Board of Supervisors; and

APPROVE TENTATIVE TRACT MAP NO. 38040, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report, pending the Board of Supervisors' final adoption of the resolutions for GPA No. 200005 and SP No. 343A2, and the zoning ordinance for Change of Zone No. 1800020; and

APPROVE PLOT PLAN NO. 200021, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report, pending the Board of Supervisors' final adoption of the resolutions for GPA No. 200005 and SP No. 343A2, and the zoning ordinance for Change of Zone No. 1800020.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Specific Plan No. 343 (NorthStar)
Specific Plan Land Use:	Championship Golf Course, Golf Clubhouse Facilities, Deluxe Golf-View Hotel, Resort Golf-View Villas, Resort Timeshare Units, Golf-View Condominiums, Mixed Use Retail Village, Industrial Park, Executive Office, Community Commercial
Existing General Plan Foundation Component:	Community Development, Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Business Park (CD:BP), Mixed Use Area (CD:MUA), Commercial Tourist (CD:CT), Commercial Office (CD:CO), Very High Density Residential (CD:VHDR), Medium High Density Residential (CD:MHDR), Open Space: Recreation (OS:R)
Proposed General Plan Land Use Designation:	Business Park (CD:BP), Mixed Use Area (CD:MUA), Commercial Tourist (CD:CT), Commercial Office (CD:CO), Very High Density Residential (CD:VHDR), Medium High Density Residential (CD:MHDR), Open Space: Recreation (OS:R)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Open Space: Conservation Habitat (OS:CH), Light Industrial (CD:LI)

East:	Open Space: Conservation Habitat (OS:CH), High Density Residential (CD:HDR)
South:	Freeway, City of Palm Desert
West:	Commercial Retail (CD:CR), Light Industrial (CD:LI), Business Park (CD:BP)
Existing Zoning Classification:	Specific Plan (Specific Plan No. 343)
Proposed Zoning Classification:	Specific Plan (Specific Plan No. 343, Planning Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11)
Surrounding Zoning Classifications	
North:	Natural Assets (N-A), Controlled Development Areas (W-2)
East:	Natural Assets (N-A), Controlled Development Areas (W-2)
South:	Rural Residential (R-R)
West:	Scenic Highway Commercial (C-P-S), Controlled Development Areas (W-2), Industrial Park (I-P)
Existing Use:	Golf course, vacant graded land
Surrounding Uses	
North:	Vacant land, industrial
East:	Vacant land
South:	Freeway, rail line
West:	Vacant land

Specific Plan Amendment Project Details:

Item	*Value*	*Min./Max. Development Standard*
Project Site (Acres):	455.75	N/A
Current Maximum Floor Area	2,068,000 plus 350 Key Hotel	N/A
Proposed Maximum Floor Area	1,544,035 plus 350 Key Hotel	N/A

Plot Plan Project Details:

Item	*Value*	*Min./Max. Development Standard*
Project Site (Acres):	44.4 (gross)	N/A
Proposed Building Area (SQFT):	273,879	295,000 (per proposed SP Amendment)
Floor Area Ratio:	0.14	N/A
Building Height (FT):	58'	70'

Tentative Parcel Map Project Details:

Item	*Value*	*Min./Max. Development Standard*
Project Site (Acres):	101.5 (gross)	N/A
Proposed Minimum Lot Size:	4.22 (gross)	N/A
Total Proposed Number of Lots:	4	N/A
Map Schedule:	E	

Parking:

Type of Use	*Building Area (in SF)*	*Parking Ratio*	*Total Seats/ Occupancy*	*Spaces Required*	*Spaces Provided*
Arena	273,879	1 parking space/ 3 seats	9,198 fixed seats 11,700 (concert max.)	3,066 3,900	3,005 onsite, additional parking planned offsite for large events

Located Within:

City's Sphere of Influence:	Yes – City of Cathedral City
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes, FEMA 100-year floodplain
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

Figure 1: Overall Project Location Map

Figure 2: Detail Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Continuance from April 7 and April 21 Planning Commission

Staff recommended continuance from the April 7th and the April 21st Planning Commission meetings to May 5th primarily to allow additional time for the public to have available the staff report, EIR Addendum, and other documents to consider prior to the Planning Commission taking action on the project. Additionally, a comment letter from Lozeau Drury was received prior to the April 7th meeting that primarily noted concerns on the analysis in the EIR Addendum relative to biological resources, air quality, and on the appropriateness of the EIR Addendum. At the time of writing of this staff report, staff is continuing preparation of responses to the comment letter and those are planned to be provided prior to the May 5th Planning Commission meeting. There were other items that staff and commissioners noted at the meeting where more information was desired by the Planning Commission and those are detailed below.

Prior to the April 21st Planning Commission meeting, staff also received comments from the City of Palm Desert primarily noting concerns on the EIR Addendum and public safety services. At the time of writing of this staff report, staff is continuing preparation of responses to the comments in this letter and those are planned to be provided prior to the May 5th Planning Commission meeting. Staff is anticipating resolution of these items and responses being provided and in anticipation of these is recommending Planning Commission action to recommend approval to the Board of Supervisors. If these items are not adequately addressed prior to the May 5th Planning Commission meeting, staff would be anticipated to recommend further continuance.

Public Safety/Fire Response Services

County staff, in particular Fire Department staff, have continued to evaluate the design and operation of the arena, its potential demand for public safety services, the services available in the area, the on-site emergency services and procedures proposed by the applicant, impact fees applicable to the arena and overall Specific Plan, as well as information on emergency service responses for comparable facilities. Staff has continued discussion regarding these aspects and is finalizing a proposal for the project's contribution to public safety services. Staff anticipates finalizing this proposal with the agreement of the applicant prior to the May 5th Planning Commission with presentation of those details prior to or at the Planning Commission meeting.

EIR Addendum

The findings below in the Environmental Review and Environmental Findings section of the staff report details the required findings for the Addendum and the Initial Study-Addendum and supporting appendices with technical reports provide the details for each CEQA topic for analysis. EIR No. 470, certified in 2006, was prepared to evaluate the environmental impacts of the NorthStar Specific Plan project. The Project, including an amendment to the NorthStar Specific Plan, the preparation of an Addendum to EIR No. 470 CEQA in accordance with CEQA Section 21166 and CEQA Guidelines Section 15162 and 15164 is the appropriate approach to the environmental review of the proposed Project. The applicable standard of review is whether the changes to the NorthStar Specific Plan via the Amendment to incorporate the proposed arena component of the Project will result in any new significant impacts or substantially more severe significant impacts than were identified in EIR No. 470 for the NorthStar Specific Plan Project.

It is important to note that the Addendum does not fully rely on the information in the 2006 EIR. The Addendum contains fully updated current information and analysis for each topic evaluated in EIR No. 470 to support its conclusions that the proposed Specific Plan Amendment to allow the arena project will not result in any new or substantially more severe impacts than identified in EIR No. 470.

The Addendum's approach to transportation impacts is affected by the changes for CEQA that went into effect in 2020 to no longer analyze traffic from a level of service (LOS) or congestion method but from a vehicle miles traveled (VMT) method. Although the original EIR cited some figures for VMT estimates for the Specific Plan, the accuracy of these figures could not be confirmed based on current methods for VMT analysis. Due to this, the Project performed an updated analysis to calculate the projected VMT from the current adopted Specific Plan and the projected VMT from the proposed amended Specific Plan. This analysis included a variety of factors that included the planned operation of the arena and the expected distances to be traveled by visitors to the arena given the wide draw it would be expected to have for certain types of events. The results of the VMT analysis concluded that the buildout of the proposed amended Specific Plan would result in a difference of less than 1% total annual VMT compared to the current approved Specific Plan. Due to this negligible difference, the proposed Project would not result in a new impact or increase the severity of a previously identified significant impact from the previous EIR.

Scenarios	Approved NorthStar Specific Plan	Proposed NorthStar Specific Plan
Daily (Weekday) VMT	385,594	322,850
Adjusted Saturday VMT	392,898	336,533
Adjusted Sunday VMT	211,318	182,064
Annual Arena VMT	n/a	21,323,770
Total Annual VMT	132,059,266	132,463,664

Regarding air quality, as is shown in the analysis from the technical report and the Addendum, although emissions for VOC, NOx, CO, and PM-10 would remain significant based on exceedances of SCAQMD daily operational emission thresholds, the Project would result in a reduction in emissions compared to the original Specific Plan as shown in the below tables. Additionally, the arena component of the Project on its own would not exceed any SCAQMD daily construction or operational air emission thresholds as shown in the last table.

Maximum Proposed Specific Plan Operational Emissions

Source	VOC	NOx	CO	SOx	PM10	PM 2.5
	pounds/day					
Area	65	1	68	<1	<1	<1
Energy	2	15	11	<1	1	1
Mobile	56	221	546	2	151	41
Total	123	237	625	2	153	43
SCAQMD Mass Daily Threshold	75	100	550	150	150	55
Threshold exceeded?	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**No**

Proposed Specific Plan and Adopted Specific Plan Operational Emissions

Source	VOC	NOx	CO	SOx	PM10	PM 2.5
	pounds/day					
Total Proposed Specific Plan	123	237	625	2	153	43
Total Adopted Specific Plan	310	312	3,139	3	366	—
Specific Plan exceeded?	**No**	**No**	**No**	**No**	**No**	—

Maximum Arena Construction Emissions

Source	VOC	NOx	CO	SOx	PM10	PM2.5
	pounds/day					
Year 2021	70	53	193	<1	16	6
Year 2022	71	33	99	<1	8	2
Maximum	71	53	193	<1	16	6
SCAQMD Mass Daily Threshold	75	100	550	150	150	55
Threshold exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Although Greenhouse Gas Emissions were not specifically evaluated in the original EIR, similar to the VMT analysis, a Greenhouse Gas Emissions analysis was performed to compare the current Specific Plan to the proposed Specific Plan. The results of the analysis as shown in the tables below show that the proposed amendment to the Specific Plan would result in a reduction in greenhouse gas emissions compared to the current approved Specific Plan. The arena component of the project will incorporate various greenhouse gas emission reduction measures that are listed in the greenhouse gas screening table included in the Addendum to achieve the minimum 100 points required by the Riverside County Climate Action Plan (CAP). One item of particular note is the requirement for the project to provide on-site renewable energy generation that meets 20% of the energy demand of the arena. The project proposes photovoltaic solar panels around the arena building covering some of the pedestrian pathways that are calculated to meet 20% of the annualized energy demand of the arena.

Operational Approved Specific Plan Greenhouse Gas Emissions

Source	MTCO2e per year
Area	14
Energy	21,834
Mobile	58,571
Waste	1,426
Water	4,368
TOTAL	86,213

Operational Proposed Specific Plan Greenhouse Gas Emissions

Source	MTCO2e per year
Construction (amortized)	154
Area	14
Energy	19,422
Mobile	58,750
Waste	920
Water	4,182
TOTAL	83,442

Although traffic impacts from a LOS basis is no longer required for CEQA analysis purposes, the Project does still require a LOS based analysis for General Plan consistency purposes due to General Plan Circulation Element Policy 2.1. The Project performed a traffic analysis to determine the trip generation and VMT of the buildout of the Specific Plan as proposed to be amended and specifically the LOS impacts of the arena on its own. The proposed buildout of the Specific Plan would generally swap in the arena use within Planning Area 11 with a reduction in approximately 800,000 square feet of business park building area in Planning Area 8. Due to the operation of the arena and the anticipated events it would hold starting at 7:00 P.M., most of the pre-event traffic would be outside of the typical P.M. peak period of traffic of 4:00 P.M. to 6:00 P.M. The original EIR already anticipated a once a year special event scenario, the Bob Hope Chrysler Classic with an estimated attendance of 50,000 people that resulted in 8,512 A.M. peak hour trips and 7,837 P.M. peak hour trips maximum from that event on its own. The arena on its own is anticipated to have up to 3,166 pre-event hour trips and 4,199 post-event hour trips that represent a substantial reduction from the event related trips to the original EIR. Although the events for the arena will be more frequent that the once a year as analyzed in the original EIR, the criteria for review for LOS analysis is based on daily and peak hour impacts and not an annualized basis.

The original EIR determined potential significant impacts for the special event scenario at the following intersections. The EIR also included certain measure to help reduce impacts, but did not quantify what reduction in impacts these measures would have on the impacted intersections.

- Monterey Avenue & Varner Road
- Cook Street & Varner Road
- Cook Street & I-10 Eastbound Ramps
- Cook Street & Gerald Ford Drive
- Avenue 38 & Varner Road
- Berkey Drive & Varner Road
- Washington Street & Varner Road

The Project traffic analysis indicates that the below intersections would operate temporarily at LOS F without Traffic Management Plan (TMP) measures for pre-event concert sellout scenario. With the inclusion of recommended TMP measures, these intersections would temporarily operate at LOS E or better as detailed in the traffic analysis. All other arena event scenarios either pre- or post-event result in less impacts that would similarly be adequately addressed from recommended TMP measures.

- Cook Street & Varner Road
- Cook Street & I-10 Westbound Ramps
- Cook Street & I-10 Eastbound Ramps
- Varner Road & Berkey Drive.

Although the arena use may generate a high volume of traffic pre- and post-event, these would largely fall outside of the peak hour of traffic thus not increasing the amount of expected traffic during peak periods compared to the current approved Specific Plan. Despite the Project not resulting in an increase in impacts on LOS compared to the original EIR, the arena use would still present a substantial amount of traffic generated on surrounding roads for limited time periods. The traffic analysis prepared for the project did not include a detailed TMP since that is typically prepared closer to the opening of the arena. A detailed TMP will be developed in coordination with the County of Riverside, City of Palm Desert, CalTrans, and other appropriate agencies prior to occupancy of the arena. This TMP may include but not be limited to the below general measures to accommodate traffic pre- and post-event to minimize impacts on LOS on surrounding roads during these limited timeframes as noted above. The TMP will continue to be re-evaluated depending on real world traffic conditions and patterns to adjust measures to limit traffic impacts. However, a conceptual TMP is in the process of being prepared, including inclusion of certain additional measures based on public feedback received from outreach.

- Modify signal timing, including change cycle length and splits
- Traffic signal or traffic control officer (TCO) operation
- Temporary intersection lane reconfiguration (lane additions and/or lane reassignments and/or channelization's (with traffic cones/delineators and message boards)
- Re-direction/directional management of arena traffic
- Utilize changeable message boards to direct incoming patrons to designated routes/areas.
- Changeable message signs
- Fixed signage program
- Arena website with informational transportation and parking materials for patrons and visitors.

As noted above on greenhouse gas emissions, the arena will incorporate solar panels to meet 20% of the energy demand for the arena component of the project. In addition to that, the design and operation of the arena incorporates a variety of other measures to enhance sustainability. Other design and operation sustainability measures are anticipated to be presented to the Commission at the April 21st meeting.

Lozeau Drury Comment Letter

A comment letter was received from Lozeau Drury the morning of the April 7th Planning Commission meeting. The comments in this letter address whether an Addendum is the appropriate form of documentation for the arena project, and also includes comments on the biology, air quality, and greenhouse gas emission analysis in the Addendum. As addressed above, preparation of an Addendum is consistent with both the CEQA statute and CEQA Guidelines. The comments state that preparation of an Addendum is not appropriate because EIR No. 470 is a Program EIR on the NorthStar Specific Plan project and since the arena was not initially included in the NorthStar Specific Plan. The basis of this comment is that EIR No. 470 was prepared as a Program EIR, which is not correct. EIR No. 470 is a Project EIR prepared for the NorthStar Specific Plan project. Since the Project includes a proposed amendment to this specific plan, updating the analysis in EIR No. 470 in an Addendum is appropriate.

Subsequent to approval of the NorthStar Specific Plan in 2007, the entire specific plan area was mass graded and the Classic Club Golf Course and clubhouse were constructed. The mitigation measures

adopted with approval of the NorthStar Specific Plan in 2007 were implemented during this construction and apply to the arena project. Soil was imported to the site of the proposed arena between 2011 and 2017 and the site has been regularly cleared and maintained and does not contain native habitat for this reason. A biological resource study is appended to the Addendum for an offsite improvement electrical distribution improvement planned by the Imperial Irrigation District (IID) 1.65 miles northwest of the arena site at the northern end of Cook Street. Specifically, approximately 11 new power poles are proposed to close a gap in IID's distribution network in this area. The comments appear to be discussing biological resources that may be present north of the Specific Plan Area as opposed to reflecting the current conditions within the Specific Plan area which reflect land development activities since 2007.

Technical comments were also provided on the air quality emissions modeling and analysis and the greenhouse gas emissions analysis provided in the Addendum. Detailed technical responses to these comments are planned to be provided before the May 5th meeting. At this time, these comments do not raise any issues that require substantial revisions to the analysis that would affect the conclusions.

Palm Desert Comment Letter

A comment letter was received from the City of Palm Desert on April 21st prior to the last Planning Commission meeting. The comments in the letter, similar to the comments from Lozeau Drury, focus on the appropriateness of an Addendum for the project with focus on transportation, greenhouse gas, noise, tribal cultural resource, biological, and aesthetic impacts as well as CEQA and non-CEQA related impacts for public safety. Detailed technical responses to these comments are currently being prepared and are planned to be provided before the May 5th meeting. At this time, these comments do not raise any issues that require substantial revisions to the analysis that would affect the conclusions.

Background:

Current Specific Plan

Specific Plan No. 343 (NorthStar) was originally approved by the Board of Supervisors in 2006. The Specific Plan includes primarily non-residential and resort type uses oriented around a golf course. The land use designations and planned uses include hotels, timeshare units, condominiums, retail, office, and industrial park uses. The Specific Plan and the Environmental Impact Report prepared for it anticipated and analyzed the potential use of the golf course for major golf events that would attract a large number of people.

Since approval of the Specific Plan, the golf course and clubhouse have been constructed and been in operation since 2007. An Amendment No. 1 to the Specific Plan was applied for in 2007 and subsequently withdrawn. No other implementing development projects have been submitted for the other portions of the Specific Plan until the submittal for the current project proposal.

Specific Plan Amendment

The proposed Specific Plan Amendment would incorporate a new Planning Area 11, within the current boundaries of the Specific Plan by primarily reducing the acreage of current Planning Area 8 along with some reductions and boundary changes to Planning Areas 3, 4, 6B, and 7. This new Planning Area 11 is for the purposes of accommodating a sports arena use. Planning Area 8 would reduce from approximately 69 acres with up to 1,200,000 square feet of building area down to 28 acres with up to 381,035 square feet of building area.

TABLE IV-1
LAND USE SUMMARY
NORTHSTAR SPECIFIC PLAN

PLANNING AREA	LAND USE DESCRIPTION	LAND AREA (ACRES)	D.U. /ACRE	DWELLING UNIT TOTAL	MAXIMUM FLOOR AREA (SQ. FT.)
1	18-hole Golf Course	240.00	NIA	NIA	NIA
2	Golf Clubhouse	5.90	NIA	NIA	81,000
3	Golf View Hotel	17.60	NIA	NIA	350 (key), 25,000 square foot spa, 32,000 square feet of meeting rooms
4	Golf View Villas	7.30	7.4	54	NIA
5	Resort Timeshare Units	9.95	21.7	216	NIA
6	Golf View Condominiums	~~33.20~~ 30.68	16.6	550	NIA
7	Mixed Use Retail Village	36.20	NIA*	150	400,000
8	Industrial Park (Research & Development)	~~69.60~~ 30.72	NIA	NIA	~~1,200,000~~ 381,035
9	Executive Office	16.00	NIA	NIA	230,000
10	Community Commercial	20.00	NIA	NIA	100,000
11	Arena & Event Center Hockey Training Facility	41.4	NIA	NIA	260,000 35,000
TOTAL	NIA	455.75	NIA	970	~~2,068,000~~ 1,544,035 sq. ft. and 350 Key Hotel

Figure 3: Propose Specific Plan Land Use Table

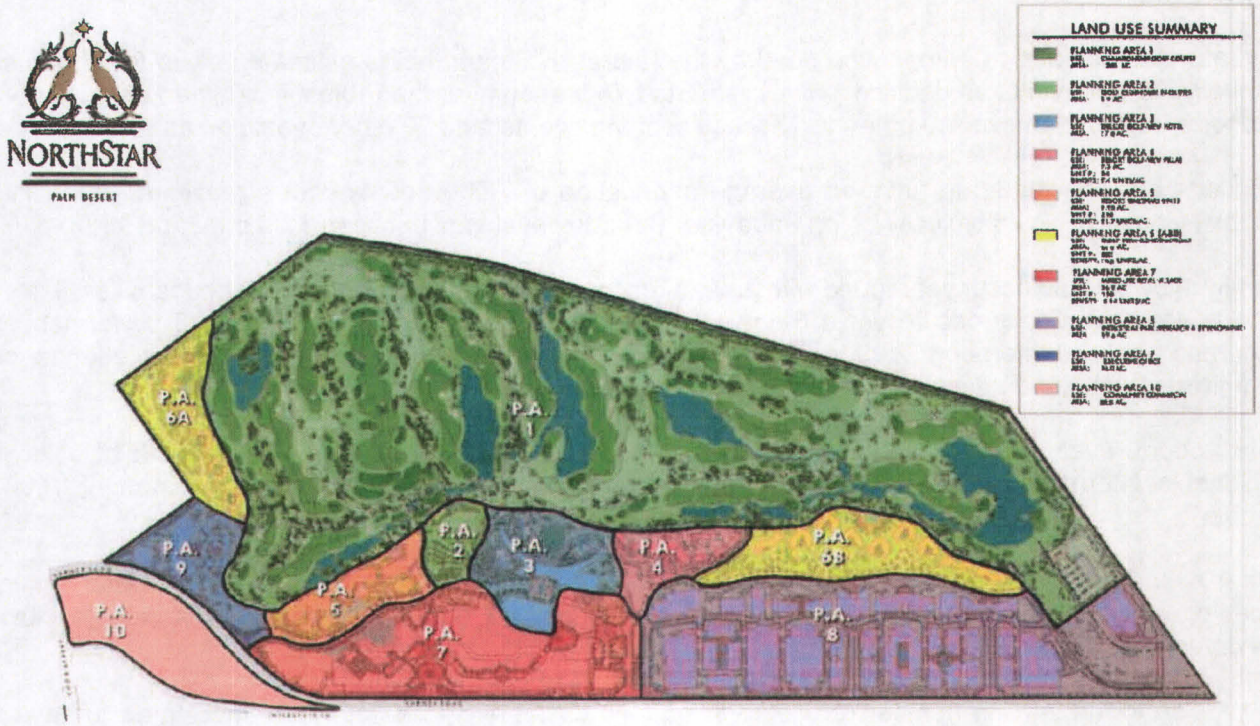


Figure 4: Existing Specific Plan Land Use Plan

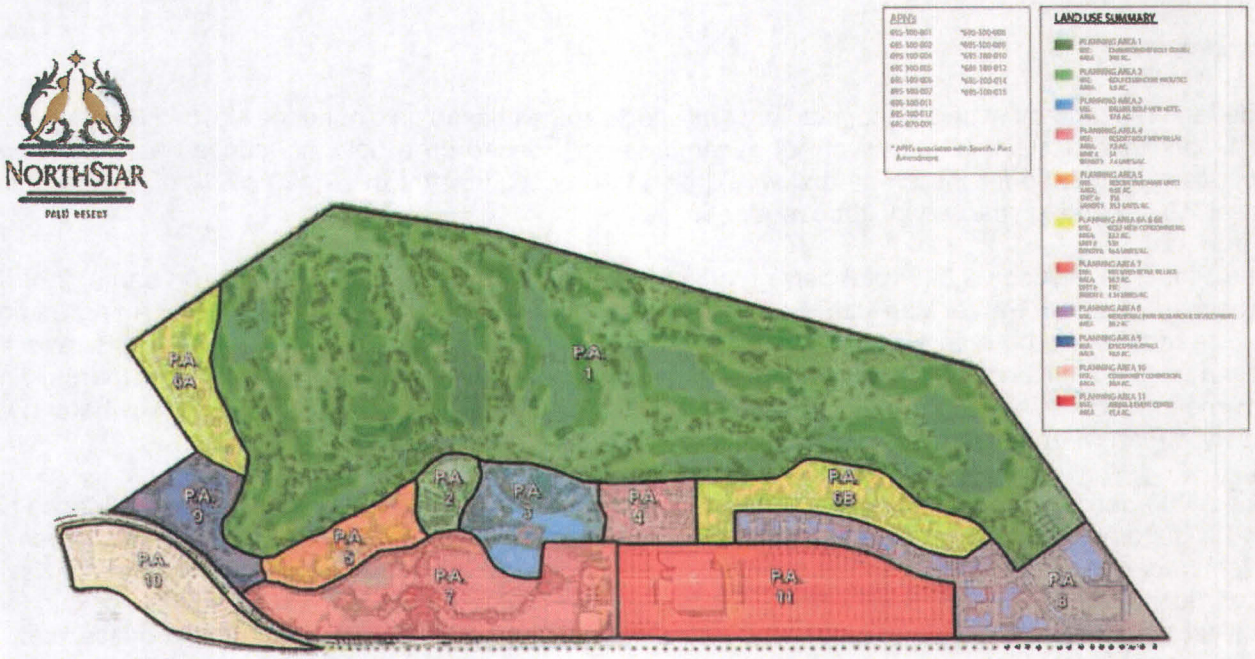


Figure 5: Proposed Specific Plan Land Use Plan

Arena Events

The arena is planned to primarily be used by the future AHL team that is estimated at up to 46 games annually. Other events as detailed in the Initial Study/Addendum for the Project include an estimated 45 concerts, 38 family shows, 10 other non-hockey sporting events, and 20 other events on an annual basis.

Concerts are anticipated to have an average attendance of 7,500 people with a maximum of 11,700 people. Concerts would typically be on Fridays or Saturday evenings between 7:00 p.m. and 11:00 p.m.

Family shows would occur year round with entertainment events intended for children and families. These type of events typically occur over a 3-day block (Friday through Sunday) with up to 3 performances occurring between afternoon (2:00 to 5:00 P.M.) and evening (7:00 to 10:00 P.M.). Average attendance is anticipated at 4,000 people with 5,000 maximum attendance.

Other sports events could include professional, collegiate, amateur, high school or youth at a local, regional, or international level. Average attendance is anticipated at 7,000 people with maximum of 10,000 people.

Other events vary on their type including conventions, conferences, cultural events, and other similar types of events and are anticipated to be smaller scale with an average attendance of 800 people with a maximum of 3,000 people.

In addition to the varying number of people or patrons for an event, the arena is anticipated to have a varying number of employee based on the event or non-event day. The arena is anticipated to have 60 regular employees. For event days the number of additional employees ranges between 20 and 125 depending on the event type.

Parking

The required amount of parking for stadium and sports arenas based on Ordinance No. 348 Section 18.12 is 1 parking space per 30 sq. ft. of net assembly area. Based on a potential concert as a maximum occupancy scenario for the arena that would be 11,700 occupancy with 79,450 sq. ft. of net assembly area, 2,648 parking spaces would be required.

The Plot Plan includes 3,000 total parking spaces provided that is included primarily on parcel 2 of the proposed Tentative Parcel Map with the arena on parcel 1 including some parking spaces. An agreement will be required to be entered between the two properties that ensures parking on parcel 2 serves the arena on parcel 1 prior to or with recordation of the subdivision or prior to occupancy of the building, whichever occurs first. This parking on parcel 2 will also potentially serve future uses elsewhere in the Specific Plan when the parking is not needed to serve the arena.

The 3,000 parking spaces on parcels 1 and 2 would meet the required parking based on Ordinance No. 348 requirements on its own based on maximum occupancy. However, the applicant anticipates for events where maximum occupancy is anticipated, additional parking will be provided via the nearby Xavier High School, Cal State San Bernardino Palm Desert Campus, or other locations within the Specific Plan not yet developed. Prior to occupancy, a more detailed parking program showing the offsite parking location and design, at what level of arena occupancy would the offsite parking be triggered, an agreement for use of offsite parking, and plan for transport of patrons would be required to be reviewed and approved by Planning to address the potential parking demand for maximum occupancy events.

Signs

The Western Coachella Valley Area Plan contains Policy 15.4 that apply specific development criteria for signs for projects located certain scenic corridors, including Interstate-10 along the Project's frontage. The criteria address maximum height and surface area for purposes of minimizing impacts on the scenic corridor. No provisions are currently included that provide direction on how existing or amended Specific Plans that contain sign design criteria that may exceed the criteria from this policy. The specific provision from the policy relative to this site that is within 330 feet of the nearest edge of a freeway but farther than 660 feet from a freeway exit would mean that a single freestanding sign for the arena would be limited to a maximum height of 25 feet and maximum surface area of 150 square feet.

The Project proposes certain on-site advertising signs that would exceed the height and area criteria of Policy 15.4 and would be deemed inconsistent with this policy as currently adopted. These include the primary freeway facing digital sign and other secondary monument signs. For this reason, the applicant proposes including an additional provision to Policy 15.4 that would exclude Specific Plans that contain sign design guidelines or standards from the sign design criteria of the policy area and defer to the sign design guidelines or standards of the Specific Plan.

Although the policy's purpose to apply universal limiting criteria along these scenic corridors is sensible to reduce impacts to these corridors, it does not provide flexibility for areas like Specific Plans that have considered and limited impacts to scenic corridors and provide appropriate design guidelines and criteria compared to other development projects outside of Specific Plans where no such analysis or guidelines are available. Additionally, policies at a General Plan level are better suited to provide general guidance and limitations rather than the detailed design criteria that are currently included in Policy 15.4. This change to the policy has been addressed in the Addendum prepared for the project.

The Project does propose revisions to the Specific Plan's current sign design guidelines to include specific provisions related to sign design for Planning Area 11, including standards for digital signage. These provisions divide Planning Area 11 specifically around the arena into sub areas with their own specific allowed types of signs and standards for each sign type. The provisions for digital signage utilize criteria from CalTrans on digital signage for consistency and to minimize any potential impacts to distract drivers on Interstate-10 and other roadways the sign may be visible as well as to minimize lighting impacts on surrounding properties. The following figures show the different sign zones for the different types and size of signs allowed and following are the conceptual locations and design for the 70' maximum primary freeway sign and 45' maximum secondary monument signs in the freeway zone. The final designs for all signs would be submitted and approved separately as part of a detailed sign plan package that would be approved administratively subject to the criteria included in the proposed Specific Plan sign design guidelines criteria.

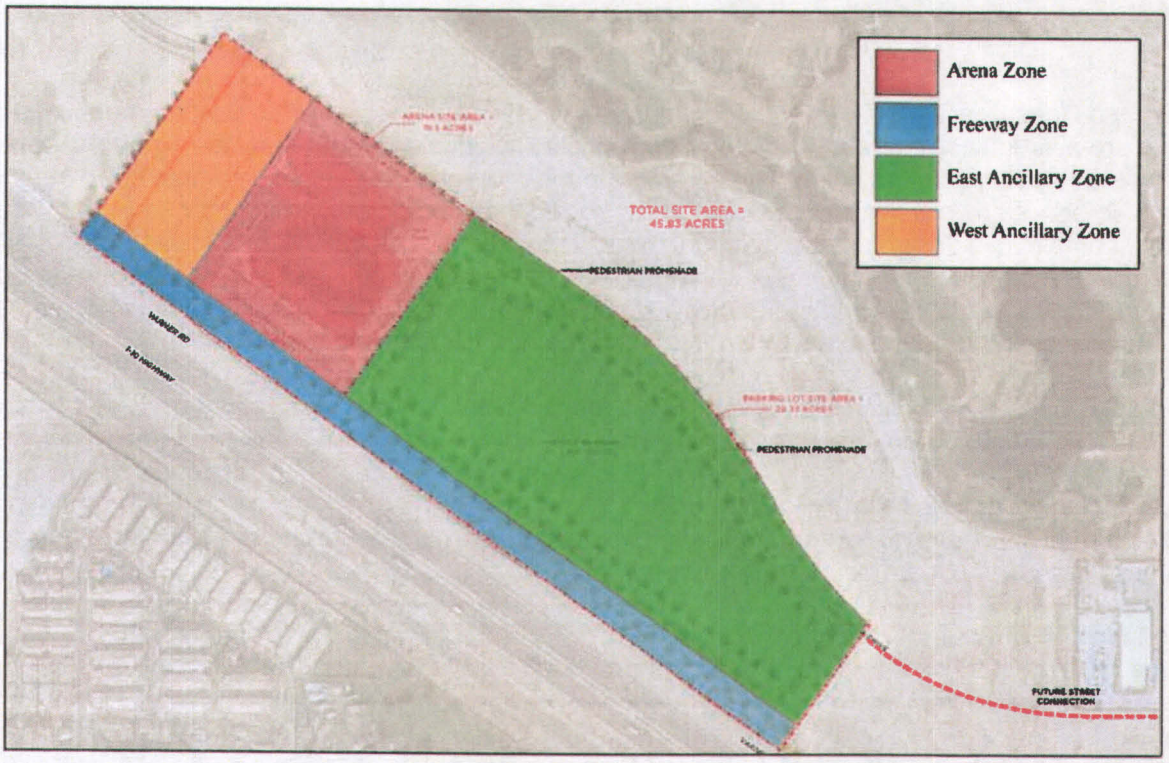


Figure 6: Sign Zones

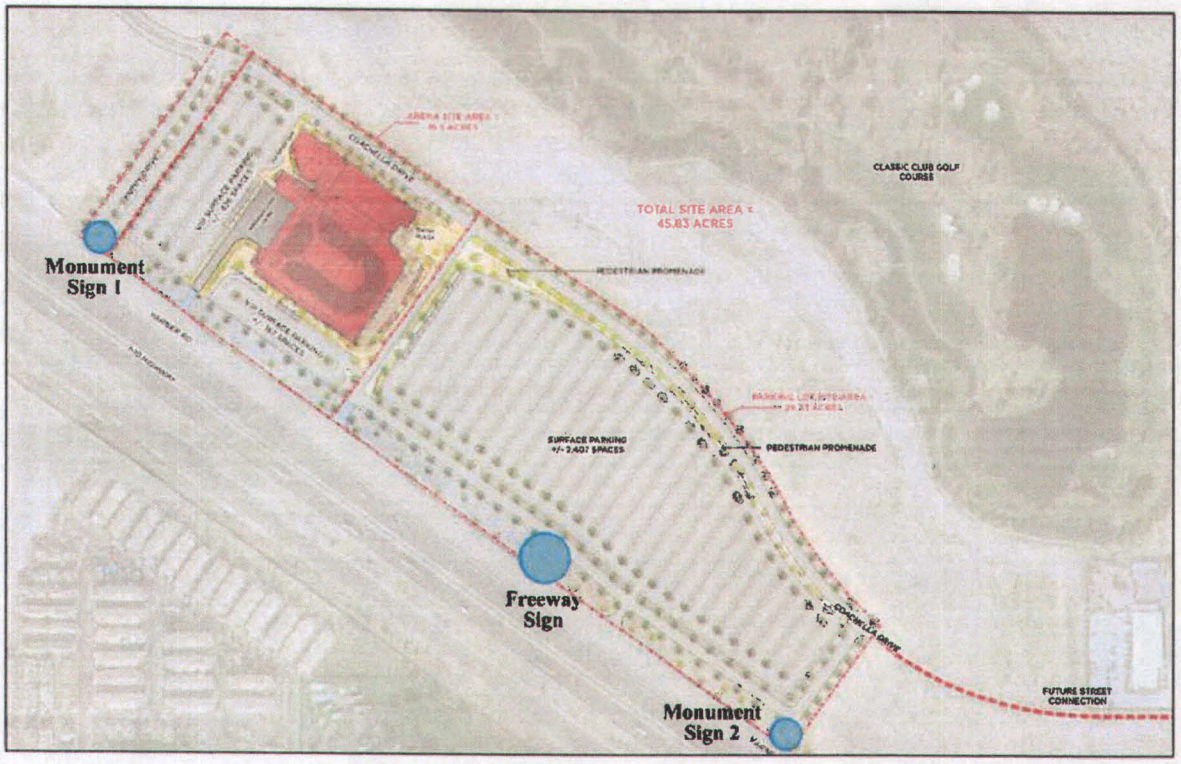


Figure 7: Freeway Zone Planned Sign Locations

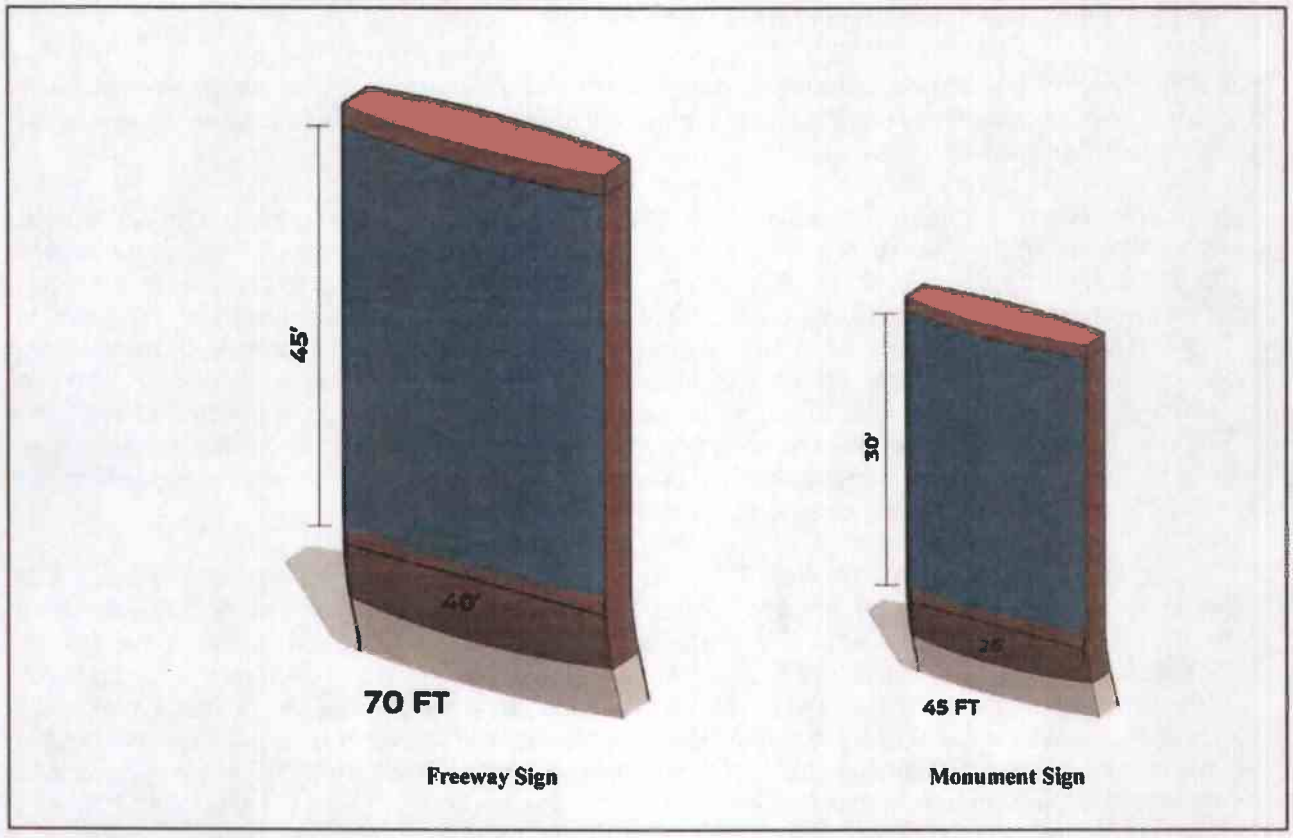


Figure 8: Freeway Zone Sign Conceptual Designs

SP No. 343A2 and General Plan Amendment No. 200005 were submitted to the County of Riverside on September 14, 2020. Change of Zone No. 2000025 was submitted to the County of Riverside On October 19, 2020. Plot Plan No. 200021 was submitted to the County of Riverside on October 21, 2020. Tentative Parcel Map No. 38040 was submitted to the County of Riverside on November 12, 2020.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

State CEQA Guidelines Section 15162 provides that an addendum to an adopted Environmental Impact Report may be prepared if only minor technical changes or additions are necessary or if none of the conditions described below have occurred:

1. *Substantial changes are proposed that would require major revisions to the EIR or negative declaration.*

   The proposed Project amends and implements Specific Plan No. 343 (NorthStar Specific Plan) to include a Planning Area 11 within the existing Specific Plan boundaries and reduce and modify the boundaries of other Planning Areas. From the proposed Amendment to the Specific Plan and the development of the arena, the overall impacts of the Specific Plan is either the same or reduced due to a corresponding reduction in development capacity in Planning Areas reduced in size as well as the current EIR analyzing large scale events related to the golf course as is detailed in the

Initial Study/Addendum and supporting technical reports. Therefore, no substantial changes are proposed that would require major revisions to the EIR.

2. *Substantial changes would occur requiring major revision 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.*

As demonstrated in the accompanying Initial Study/Addendum and supporting technical reports, the proposed Project would not require major revisions to the previously-certified EIR No. 470 because the Project would not result in any new significant impacts to the environment, nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the EIR No. 470. In summary, although the Project would accommodate an arena that would attract a substantial number of trips and associated air emissions and noise generation, EIR No. 470 had already analyzed the potential for large events oriented around the golf course from a peak daily impacts perspective, as well as corresponding impacts from the previously approved industrial park use of the site. The Initial Study/Addendum details this prior analysis and how the proposed Project would not increase these daily impacts to result in any greater impacts.

Due to the inclusion of Vehicle Miles Traveled (VMT) as the current threshold for Transportation impacts, an analysis was performed to compare the projected VMT from the current Specific Plan to the proposed Amended Specific Plan. This analysis determined that the Amended Specific Plan is anticipated to result in similar or reduced VMT from what was previously evaluated and approved. Therefore, looking specifically at VMT, as well as annualized traffic delay, air emissions, or noise related to vehicular traffic, the proposed Project would result in similar or reduced impacts from the original project that was analyzed in EIR No. 470. This similar or reduced VMT is primarily due to the offset seen from the reduction in industrial park uses to accommodate the proposed Planning Area 11 (industrial park uses were approximately reduced from 69.60 acres to 30.72 acres) and the higher amount of daily and annual trips from those uses compared to the arena use that is less frequently used for events even if the trips for those events may be longer in distance on average. Thus, the proposed Project would not require major revisions to the previously-certified EIR No. 470.

EIR No. 470 concluded that implementation of the overall Specific Plan would result in significant and unavoidable impacts to air quality, noise, traffic, and conversion of prime farmland and farmland of statewide importance. As demonstrated in the accompanying Initial Study/Addendum and supporting technical reports, there are no components of the proposed Project that would result in new or increased impacts to air quality, noise, traffic, or farmland, as compared to what was previously evaluated under EIR No. 470. As such, the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of impacts identified in EIR No. 470 under the issue areas of air quality, traffic, farmland, or noise.

Subsequent to the certification of EIR No. 470, no substantial changes in the circumstances under which the Project would be undertaken have occurred. The Project site comprises the same boundaries of the Specific Plan as originally approved. Since approval of the Specific Plan, the site has been mass graded pursuant to required grading permits based on the conceptual grading plan for the Specific Plan and implementation of applicable mitigation measures from EIR No. 470. Land uses surrounding the site include primarily vacant land. Areas on the opposite side of Interstate-10 that were previously vacant have been developed, but much of the previous vacant land remains vacant land. Other areas on the opposite side of Interstate-10 developed as residential

when the original EIR was certified have remained residential, although some areas have been redeveloped. The Project would result in a reduction in the amount of traffic generated by uses on the Project site as compared to what was evaluated for the site by EIR No. 470 as is further shown in the Initial Study/Addendum and supporting technical reports; thus, it can be concluded that the Project's impacts to transportation facilities (including local roads and freeways) would be reduced in comparison to the Project evaluated by EIR No. 470. As demonstrated in the accompanying Initial Study/Addendum supporting technical reports, no substantial changes have occurred in the surrounding area that would result in new or more severe impacts to the environment as compared to what was evaluated and disclosed in EIR No. 470.

3. *New information of substantial importance, which was not known and could not have been know at the time the previous EIR was certified as complete or the negative declaration was adopted, which results in any of 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;*
   c) *Mitigation measures or alternatives previously found not to be feasible would become feasible and would substantially reduce one or more of the significant effects of the Project but the Project proponents decline to adopt the mitigation measure or alternative; or,*
   d) *Mitigation measures or alternatives that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, but the Project proponent declines to adopt the mitigation measure or alternative.*

   Subsequent to the certification of EIR No. 470, no new information of substantial importance has become available which was not known and could not have been known at the time the EIR No. 470 was prepared. Changes in law have occurred since certification of EIR No. 470 that have resulted in more environmentally-protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, etc.) to which the Project would be required to comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by EIR No. 470.

   The proposed Project would not result in any new or substantially more severe significant environmental impacts beyond those disclosed in EIR No. 470.

   Subsequent to the certification of EIR No. 470, no new mitigation measures or alternatives have been identified that were infeasible at the time EIR No. 470 was certified and that would substantially reduce impacts to air quality or traffic-related noise, which were identified as significant and unavoidable by EIR No. 470.

   Subsequent to the certification of EIR No. 470, no new mitigation measures or alternatives that are considerably different from those analyzed in EIR No. 470 have been identified to reduce the significant unavoidable impacts to air quality or due to traffic-related noise.

   The Initial Study/Addendum prepared for this Project analyzed if any of the conditions listed above would occur in light of the proposed Project. No new significant impacts would occur as a result of the proposed Project that were not previously addressed in the EIR. No new impacts would

result in terms of substantial environmental damage, serious public health problems, or substantial and avoidable injury to fish or wildlife of their habitats.

Solar Energy:
Riverside County Climate Action Plan, as revised in 2019, includes Measure R2-CE1 which requires renewable energy generation by projects of a certain size. This measure requires the production of 20% of the energy demand for commercial, office, industrial of manufacturing uses totaling more than 100,000 square feet. This measure has been applied to this Project based on feasibility analysis provided and will be further implemented by the conditions of approval to determine the specific amount of renewable energy generation that is necessary. This is anticipated to be accommodated via solar panels that would cover some of the pedestrian walkways around the arena building.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has General Plan Land Use Designations of Business Park (CD:BP), Mixed Use Area (CD:MUA), Commercial Tourist (CD:CT), Commercial Office (CD:CO), Very High Density Residential (CD:VHDR), Medium High Density Residential (CD:MHDR), Open Space: Recreation (OS:R). The Plot Plan area currently has a General Plan Land Use Designation of Business Park (CD:BP). SP No. 343A2 would include a new Planning Area 11 with a proposed Commercial Tourist General Plan land use designation as well as modify the boundaries of Planning areas 4, 6b, 7 and 8 to accommodate the creation of Planning Area 11.

2. The Project site has a Zoning Classification of Specific Plan. The Project proposes to change the Specific Plan zoning ordinance to include Planning Area 11 and to establish the allowed uses within Planning Area 11, which includes the arena use and supporting or ancillary uses.

Entitlement Findings:

General Plan Amendment No. 200005:

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, Section 2.4 C.2., the first two findings (C.2.a and C.2.b) are required and one additional finding (C.2.c through C.2.g) is also required. The additional findings selected as the additional finding (C.2.c) is that special circumstances or conditions have emerged that were unanticipated in preparing the General Plan and (C.2.f) that an amendment is required to expand basic employment job opportunities and that would improve the ratio of jobs-to-workers in the County.

1. The proposed changes do not involve a change in or conflict with:

   a. The Riverside County Vision.

      The General Plan Vision Statement, in its introductory discussion on Risk, provides, "We readily acknowledge that there is a certain degree of risk and uncertainty regarding future expectations,

especially as they relate to land resources and how we manage them. At the same time, through the unique planning opportunities present here, we seek to make the risks known and avoid arbitrary and capricious decision making that aggravates the normal risks in human affairs." The Project as proposed is not without its risks and potential impacts to the environment, but these have been documented in the Addendum to the Environmental Impact Report and made available for the public and for decision makers on the Project to consider.

On the introductory discussion of Employment, the General Plan Vision Statement provides, "We acknowledge gainful employment as one of the most basic individual needs and value a growing and diversified job base within which our residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of our economy." The Project would continue directly provide employment onsite through the operation of the arena and is expected to have secondary employment and economic benefits for other businesses in the area.

On the topic of Sustainability and Global Environmental Stewardship, the General Plan Vision Statement provides, "Measures that reduce carbon emissions and increase energy efficiency are now routinely included in all areas of growth within Riverside County – new development, retrofitting of existing structures, as well as new and ongoing operations." As is shown in the Climate Action Plan screening tables included with the Project Initial Study/Addendum, the Project is providing certain design and operational measures to limit the Project's contribution to greenhouse gas emissions to be consistent with state reduction goals.

On the topic of Jobs and the Economy, the General Plan Vision Statement provides, "Implementation of the RCIP provides a clear picture of the fiscal implications of land use policies and documents the financial, as well as physical and social viability of communities in Riverside County." The proposed Project would continue to support employment in the area. Additionally, the Project has been designed in consideration of the surrounding area to design and operate the Project to minimize impacts to the surrounding area, which is detailed in the Project's Initial Study/Addendum.

This is simply a sampling of the General Plan Vision Statement topics that the General Plan Amendment is consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment are inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

b. Any General Planning Principle Set forth in General Plan Appendix B:

The General Plan Principle IV.C. provides that "where appropriate, each community should be encouraged to develop a 'community center' as the focus and place of concentrated civic activity". The proposed Project with the inclusion of the arena and planned supporting retail, office, and other uses will represent a primary focal point for civic activity where daily and special activities would be accommodated.

General Plan Principle VII.B.1 and 2 provide, "provide employment-generating uses in Riverside County, with capacity for enough jobs to employ the workers who live in Riverside County to the maximum extent possible" and "stimulate the growth of businesses focused on national and international markets". These principles are highlighted in the Project through its direct and indirect

employment impacts it is anticipated to have along with the events that will occur with the arena that could attract visitors and businesses to the area.

This is simply a sampling of the Principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment inherently conflicts with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Exhibit B.

c. Any Foundation Component designation in the General Plan.

The proposed land use designation would be within the same Foundation Component of the General Plan. Thus, the proposed General Plan Amendment is consistent with the Community Development Foundation.

2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The purposes of General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and ensure the preservation of extremely valuable natural and cultural resources. The Project is strategically located to provide for greatest ease of access to the arena utilizing Interstate-10 and minimizing vehicle travel on other roads through communities. The change to WCVAP Policy 15.4 would continue to protect scenic resources in the area while providing for flexibility for signs within Specific Plans. Therefore, the proposed General Plan Amendment would help contribute to the achievement of the purposes of the General Plan by strategically planning for appropriate land uses in specific locations; the Project therefore is not detrimental to the purposes of the General Plan.

3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

The proposed land use designation change for the Planning Area 11 area is from Business Park to Commercial Tourist. The Specific Plan as currently approved is a response to general market demands and projections for non-residential land uses with a Business Park land use designation. The desire and market for an arena that is a unique land use in the area is a new circumstance that was not originally anticipated at the time the Specific Plan was originally approved and the General Plan amended at that time to reflect the land use designations of the Specific Plan. Additionally, the proposed arena use is not wholly inconsistent with the current Business Park land use designation, but the Commercial Tourist land use designation better reflects and provides greater consistency with a tourist oriented use like an arena. So although there is a change in land use designation, it is not a substantial change for context of the circumstances necessary to support the change in land use designation. The remaining land use designation changes due to reduction or changes to other Planning Area boundaries are a result of this creation of Planning Area 11, so these same new circumstances apply for all land use designation changes proposed by the Project.

The current Policy 15.4 of the Western Coachella Valley Area Plan (WCVAP) has the intent of limiting the size and multitude of signs within certain identified scenic corridors. The policy takes a single direction approach to this by simply limiting the size and number of signs to collectively limit impacts to the corridors. The specific provision from the policy relative to this project site, which is within 330

feet of the nearest edge of a freeway but farther than 660 feet from a freeway exit would mean that a single freestanding sign for the arena would be limited to a maximum height of 25 feet and maximum surface area of 150 square feet. As is shown by this limitation, the policy does not provide flexibility to consider how large a site is, the use on a site, the importance of identification of a particular use to vehicles, or the relative impacts of certain size or number of signs on the scenic corridor. The proposed revision to the policy would retain the current standards to apply in the area plan and the applicable scenic corridors, but would allow for more flexibility for Specific Plans to consider their unique locations, uses, signage needs, and impacts to scenic resources to provide alternative sign design guidelines or standards. The current Specific Plan already contains a sign design guidelines section and the Specific Plan Amendment proposes to supplement these guidelines with provisions for signage specific to Planning Area 11 that includes digital signage and provisions to subareas of Planning Area 11 to provide more customized standards appropriate to limit the size, number, and type of signs in certain subareas, while allowing for larger signs in certain areas intended to be directed towards vehicles on Interstate-10. The guidelines have considered and are supplemented with documentation that shows the planned larger signs relative to the views from Interstate-10 and the backdrop of the scenic corridor that show the limited impacts this single, although larger, sign along a long stretch of frontage has on the overall aesthetics of the corridor. Additionally, similar to the land use designation changes, Policy 15.4 did not anticipate a use like an arena that may have more unique and greater need for signage compared to more typical, limited uses that would be expected along Interstate-10 or other listed scenic corridors while still limiting impacts to and preserving the scenic corridors as the intent for the policy. These represent new circumstances that were not anticipated in the creation of Policy 15.4 in the General Plan.

4. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

   The project site has been vacant since its designation as a Business Park in 2006 by the Specific Plan. In the fifteen years since, the project site has been unable to attract a viable development or project with its current land use designation. The proposed project presents a viable use for the site with a Commercial Tourist land use designation, with jobs created by the construction of the project and additional jobs for the arena use once construction is completed. Additionally, the arena use with events would be anticipated to have economic and employment impacts to complementary serving uses like restaurants and hotels that would serve patrons of the arena.

Specific Plan Amendment

In accordance with Government Code section 65454 and Section 2.9.D. of Ordinance No. 348, SP No. 343A2 is consistent with the Riverside County General Plan for the following reasons:

1. The Project proposes to add Planning Area 11 for the arena use and contract other planning areas along with changes to the sign standards for the Specific Plan. The modifications to the Specific Plan text will not result in changes that will change or intensify the overall development plan for the Specific Plan area as is supported by the Addendum to the EIR. Furthermore, the proposed amendment will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the proposed footprint for development has always been proposed for development and appropriate mitigation measures have been incorporated into EIR No. 470 to ensure protection of these species and habitat where they may exist.

The Project is consistent with the overall Specific Plan, which provides for a variety of recreational and tourist oriented uses with supporting commercial uses within the Specific Plan. The proposed Specific Plan Amendment will also be consistent with the General Plan as proposed to be amended. The Specific Plan and the current amendment to its relationship to the General Plan is addressed in the Specific Plan document. Furthermore, as is detailed in the General Plan Amendment findings,

Change of Zone No. 2000025

1. The Project site is zoned Specific Plan. Change of Zone No. 2000025 proposes to modify the Specific Plan Zoning Ordinance text and zoning map to reflect the new Planning Area 11 and the permitted uses and development standards, as well as the re-configuration of Planning Area boundaries and acreages from the creation of Planning Area 11. The proposed changes to the zoning ordinance remains consistent with the Specific Plan No. 343 Land Use Plan as proposed to be amended and specific plan text with the permitted uses and development standards included in the zoning ordinance and remains consistent with the General Plan as amended based on the previous findings for the General Plan Amendment and Specific Plan Amendment.

Tentative Parcel Map No. 38040

Tentative Parcel Map No. 38040 is a Schedule "E" subdivision to divide 101.5 acres into four parcels at 4.27 gross acres, 16.51 gross acres, 25.34 gross acres, and 52.90 gross acres. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance No. 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with the Specific Plan and General Plan, specifically General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development. General Plan Principle I.G encourages efficient use of land by locating more intense development in appropriate areas. The proposed development is located along Varner Road and Interstate-10 to serve traffic to and from the site. The arena is a unique land use that would provide a focal point for the community and help foster local economic development while limiting impacts and being compatible with the surrounding community. The subdivision is consistent with the Specific Plan since the subdivision fosters the development of the arena as is anticipated by the Specific Plan and to set aside other parcels for future development in other planning areas of the Specific Plan. The subdivision is consistent with all development standards from the Specific Plan and proposed Specific Plan Zoning Ordinance as is detailed in the following development standards section.

2. The site of the proposed map is physically suitable for the type of development and density because the site is relatively flat and previously graded and is located along a major roadway, Varner Road, between Cook Street and Washington Street that both access Interstate-10 that is conducive to commercial development that would be fostered by the proposed subdivision. Infrastructure to serve the commercial development including water and sewer are readily available. This subdivision is consistent with the proposed General Plan land use designation of Commercial Tourist as noted in previous findings.

3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat since the proposed subdivision because any development impacts of the parcels have been previously addressed in the Environmental Impact Report for Specific Plan No. 343 and the current Addendum

to the Environmental Impact Report and any potential impacts of development on the proposed parcels have been addressed in these analyses.

4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since the proposed subdivision and the implementing development of the parcels has been detailed in the previous Environmental Impact Report for Specific Plan No. 343 and the current Addendum to the Environmental Impact Report. The current subdivision itself does not propose any further impacts than what is addressed in these analyses.

5. The proposed land division meets the requirements of Ordinance No. 460 for a Schedule 'E' Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The Project specifically complies with the Schedule 'E' improvement requirements of Ordinance No. 460 Section 10.10 as listed below:

    a. Streets. Streets are proposed as shown on the Tentative Map, which include dedication and improvements for roads on the west and north side of the subdivision internal of the Specific Plan with the required street width dedication and improvements consistent with the required street width dedication and improvements consistent with the General Plan Circulation Element. Curb and gutter and sidewalks are included for all proposed improved streets. Varner Road is already dedicated and improved to required standards.

    b. Domestic Water. Domestic water service will be supplied by Coachella Valley Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.

    c. Fire Protection. The subdivision and any future commercial development will be required to comply with Ordinance No. 787. Fire protection measures shall be determined based on specific interior tenant designs and building code requirements.

    d. Sewage Disposal. Sewer service will be supplied by Coachella Valley Water District, which has sufficient capacity to handle the anticipated waste load.

    e. Fences. At minimum the Project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. No such hazardous feature exists adjacent to the Project. Interstate-10 is located near the Project site across Varner Road, but this boundary already includes a chain link fence.

    f. Electrical and Communication Facilities. The Project will provide electrical, telephone, street lighting, cable television service with lines place underground

6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. No such dedications exist on the property that would need to be removed.

7. Tentative Parcel Map No. 38040 is consistent with the minimum lot size allowed by the Project site's Zoning Classification of Specific Plan, Planning Area 11 (based on the C-1/C-P zone) since there is no minimum lot size standard.

Plot Plan No. 200021

The following findings are required to approve the Plot Plan, pursuant to the provisions of Ordinance No. 348:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Project site is proposed to be designated as Commercial Tourist in the Riverside County General Plan and as Arena & Event Center Hockey Training Facility within Specific Plan No. 343 (NorthStar Specific Plan) Planning Area 11. The Plot Plan proposes the construction of an arena to be uses for sports events, concerts, and other special events. This use is consistent with the Commercial Tourist land use designation of the General Plan as well as the planned land uses of the Specific Plan since these uses are specifically listed as anticipated uses for each of these designations in the General Plan and Specific Plan Planning Area 11.

2. Planning Area 11 of the Specific Plan utilizes Section 9.1 of Ordinance No. 348 to establish the allowed and conditionally allowed uses in Planning Area 11. The proposed use, a sports arena, is an allowed use with an approved plot plan pursuant to Section 9.1(b)(15) of Ordinance No. 348.

3. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. As detailed in the Project's Initial Study and Addendum and the Environmental Impact Report previously prepared for the Specific Plan, all impacts have been reduced to the minimum amount feasible. EIR No. 470 prepared for Specific Plan No. 343 determined that potentially significant and unavoidable impacts to air quality, traffic, noise and farmland are anticipated. These impacts were analyzed and feasible mitigation incorporated in the EIR and through this Project to reduce these impacts to the maximum amount feasible. Conditions of approval incorporated for the Plot Plan will further ensure that public health, safety and general welfare are protected.

4. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as areas surrounding the Plot Plan site are located within the Specific Plan and have been designed in coordination to be compatible and complementary land uses. Additionally, the proposed Project would not inhibit development of surrounding areas.

5. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. Varner Road along the Plot Plan's frontage is already improved. Other roads extending from Varner Road into the Specific Plan area will be improved by the Project based on applicable road standards that will incorporate sidewalks for pedestrian connectivity. The overall Specific Plan area is located within a FEMA flood hazard area. The overall Specific Plan Master Drainage Plan is designed to protect the development areas in the Specific Plan from the 100-year flood without increasing any flood hazards on neighboring properties. Existing and planned drainage improvements for the arena and overall Specific Plan include the arena being 1.5 feet above the 100-year flood plain, a diversion channel to the golf course, a culvert and channel along Varner Road to collect runoff from Varner Road and onsite runoff, and outlet channel downstream of the Specific Plan to redistribute flows to match existing conditions.

6. The proposed uses are consistent with Ordinance No. 348 and Specific Plan No. 343, in particular with the permitted uses and development standards of the Specific Plan, Planning Area 11 as proposed by the Specific Plan Amendment and Change of Zone as detailed in the following Development Standards Findings section. The Plot Plan proposes an arena and supporting uses that are permitted in the proposed Specific Plan Zoning Ordinance for Planning Area 11 with approval of a Plot Plan.

7. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The plot plan proposes a single building, so this requirement is not applicable.

Development Standards Findings:

1. The existing Zoning Classification for the Project site is Specific Plan. Development standards for Planning Area 11 of Specific Plan No 343 are established in the proposed Specific Plan Zoning Ordinance. For Planning Area 11, the Specific Plan Zoning Ordinance utilizes Section 9.4 (C-1/C-P Zone) of Ordinance No. 348 to establish development standards for uses along with modifications and additions to those development standards.

   With the adoption of the proposed Specific Plan Zoning Ordinance, the following development standards shall apply to Planning Area 11:

   A. *There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.* Since there is no lot minimum, the Project is consistent with this.

   B. *There are no yard requirements for buildings which do not exceed 35 feet in height except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line, or from an existing adjacent street line unless a specific plan has been adopted, in which case it will be measured from the specific plan street line.* The proposed building height is 58 feet, which is 23 feet height greater than the 35 foot height limit. Based on this additional height, it requires a setback of 46 feet. The building design in the Plot Plan provides a minimum setback of 48 feet from any property lines as proposed by the Tentative Parcel Map.

   C. *No building or structure shall exceed seventy (70') feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. In no event, however, shall a building or structure exceed seventy-five (75') feet in height unless a variance is approved pursuant to Section 18.27 of Ordinance No. 348.* As noted previously, the proposed building height is 58 feet, which meets the maximum height of 70 feet.

D. *Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.* The required amount of parking for stadium and sports arenas based on Ordinance No. 348 Section 18.12 is 1 parking space per 30 sq. ft. of net assembly area. Based on a potential concert as a maximum occupancy scenario for the arena that would be 11,700 occupancy with 79,450 sq. ft. of net assembly area, 2,648 parking spaces would be required. The Plot Plan includes 3,000 total parking spaces provided that is included primarily on parcel 2 of the proposed Tentative Parcel Map with the arena on parcel 1 including some parking spaces. An agreement will be required to be entered between the two properties that ensures parking on parcel 2 serves the arena on parcel 1 prior to or with recordation of the subdivision or prior to occupancy of the building, whichever occurs first. This parking on parcel 2 will also potentially serve future uses elsewhere in the Specific Plan when the parking is not needed to serve the arena. The 3,000 parking spaces on parcels 1 and 2 would meet the required parking based on Ordinance No. 348 requirements on its own based on maximum occupancy. However, the applicant anticipates for events where maximum occupancy is anticipated, additional parking will be provided via the nearby Xavier High School, Cal State San Bernardino Palm Desert Campus, or other locations within the Specific Plan not yet developed. Prior to occupancy, a more detailed parking program showing the offsite parking location and design, at what level of arena occupancy would the offsite parking be triggered, an agreement for use of offsite parking, and plan for transport of patrons would be required to be reviewed and approved by Planning to address the potential parking demand for maximum occupancy events. The details provided at the time of submittal for the offsite parking plan will be required to meet the requirements of Ordinance No. 348 Section 18.12.f.2 for Alternative programs for shared parking.

E. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* All roof mounted equipment is planned to be screened by the proposed architecture. A condition of approval is also included to ensure this is met through final design of the building.

Other Findings:

1. The Project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan. This Project fulfills the plan requirements.

2. The Project site is located within the City of Cathedral City Sphere of Influence. This Project was provided to the City of Cathedral City for review and comment. No comments were received either in favor or opposition of the Project.

3. The Project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.

4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.

5. The Project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

6. In compliance with Senate Bill 18 (SB18), on November 3, 2020 a Sacred Lands File Search and consultation list request was sent to the Native American Heritage Commission. A response was received on November 4, 2020 with a list of twelve contacts for eleven groups; and the results of the Sacred Lands File Search which was negative. Notices were sent to all contacts on November 6, 2020. No response was received from the Augustine Band of Cahuilla Mission Indians, Cabazon Band of Mission Indians, Cahuilla Band of Indians, Los Coyotes Band of Cahuilla and Cupeno Indians, Morongo Band of Mission Indians, Ramona Band of Cahuilla Indians, Santa Rosa Band of Cahuilla Indians, Soboba Band of Luiseno Indians or the Torres-Martinez Band of Desert Cahuilla Indians. A response was received from the Quechan on November 10, 2020 deferring to more local tribes. The Agua Caliente Band of Cahuilla Indians responded via email on November 10, 2020 requesting Government to Government consultation for this project. The project was discussed during meetings held on February 24, 2021 and March 8, 2021. The band feels the area is sensitive for subsurface resources and there is the possibility that previously unidentified resources might be found during ground disturbing activities. As such, the project has been conditioned for a Tribal Monitor from the consulting Tribe(s) to be present during grading activities so that any Tribal Cultural Resources found during project construction activities will be handled in a culturally appropriate manner. As an Addendum to a prior EIR, Assembly Bill 52 (AB52) requirements for tribal consultation do not apply.

Fire Findings:

1. The Project site is not located within a designated Fire Hazard Severity Zone and is not located within a Cal Fire State Responsibility Area ("SRA")

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper and Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has received a number of written communication in support of the proposed project and are included in the staff report package. Prior to the April 7th Planning Commission meeting, staff received the noted comment letter from Lozeau Drury in opposition to the project. Prior to the April 21st Planning Commission meeting, staff received the noted comment letter from City of Palm Desert in opposition to the project. As of the writing of this report, Planning Staff has not received any other written communication or phone calls with comments in opposition to the proposed project.

This project was presented before the Thousand Palms Community Council on January 28, 2021 and March 25, 2021, Jack Ivey Ranch Homeowners Association on September 15, 2020 and March 17, 2021, Sun City Palm Desert Community Association on September 22, 2020 and planned for April 5, 2021, and other government, community, and business organizations in Coachella Valley, and community webinar series with the Desert Sun Newspaper.

Planning Commission **County of Riverside**

RESOLUTION 2021-003
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 200005 AND
AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 343

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on April 7, 2021, April 21, 2021, and May 5, 2021 to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Additional Procedures to Implement the California Environmental Quality Act have been satisfied and the recommendation to consider an Addendum to Environmental Impact Report No. 470 pursuant to State CEQA Guidelines Section 15162 and has been evaluated in accordance with the above-referenced Act and Procedures; and,

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on May 5, 2021, considered an Addendum to Environmental Impact Report No. 470 pursuant to State CEQA Guidelines Section 15162 and recommends the following based on the staff report and the findings and conclusions stated therein:

APPROVAL of **GENERAL PLAN AMENDMENT NO. 200005;** and

APPROVAL of **SPECIFIC PLAN NO. 343 AMENDMENT NO. 2.**

ORDINANCE NO. 348.XXXX

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map No. _____, as amended, are further amended by placing in effect in the Western Coachella Valley District the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. _____ Change of Zone Case No. _____," and establishing the boundaries of the Planning Areas within Specific Plan No. 343, which map is made a part of this ordinance.

Section 2. Section 17.105 of Article XVIIa of Ordinance No. 348 is hereby amended in its entirety to read as follows:

"SECTION 17.105 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 343.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 343 shall be the same as those permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that those permitted uses pursuant to Section 8.100.a.(2), (4), and (8); Section 8.100.b.(1) and Section 8.100.c.(1) shall not be permitted.

(2) The development standards for Planning Area 1 of Specific Plan No. 343 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348 except that the development standards set forth in Section 8.101.b. and e. shall be deleted and replaced, respectively, with each of the following:

b. Yards. Whenever a building is to be constructed on a lot in this zone, it shall have a front yard, side yard and rear yard, each of which shall be not less than 25 feet. If more than one building is constructed on one lot, there shall be not less than 25 feet separation between the buildings.

e. All buildings and structures shall not exceed 75 feet in height.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

b. Planning Area 2.

(1) The uses permitted in Planning Area 2 of Specific Plan No. 343 shall be the same as those permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that those permitted uses pursuant to Section 8.100.a.(2), (4), and (8); Section 8.100.b.(1) and Section 8.100 c.(1) shall not be permitted. The permitted uses identified under Section 8.100.a. shall also include golf related offices, restaurants, lounges, and banquet facilities.

(2) The development standards for Planning Area 2 of Specific Plan No. 343 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348 except that the development standards set forth in Section 8.101.b. and e. shall be deleted and replaced, respectively, with each of the following:

b. Yards. Whenever a building is to be constructed on a lot in this zone, it shall have a front yard, side yard and rear yard, each of which shall be not less than 25 feet. If more than one building is constructed on one lot, there shall be not less than 25 feet separation between the buildings.

e. All buildings and structures shall not exceed 75 feet in height.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

c. Planning Area 3.

(1) The uses permitted in Planning Area 3 of Specific Plan No. 343 shall be the same as those permitted in Article IXa, Section 9.25 of Ordinance No. 348, except that those permitted uses pursuant to Section 9.25.a.(1), (2), (3), and (8) shall not be permitted. The permitted uses identified under Section 9.25.a. shall also include restaurants, bars, spas, conference and meeting rooms.

(2) The development standards for Planning Area 3 of Specific Plan No. 343 shall be the same as those standards identified in Article IXa, Section 9.26 of Ordinance No. 348 except that the development standards set forth in Section 9.26.b. and c. shall be deleted and replaced, respectively, with each of the following:

b. If a lot adjoins a lot zoned C-T, C-1, C-P, C-P-S, M-SC, M-M, or M-H, there is no side, front or rear yard requirement for buildings. Setbacks shall not increase with building heights.

c. All building and structures shall not exceed 100 feet in height.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXa of Ordinance No. 348.

d. Planning Area 4.

(1) The uses permitted in Planning Area 4 of Specific Plan No. 343 shall be the same as those permitted in Article VII, Section 7.1 of Ordinance No. 348, except that those permitted uses pursuant to Section 7.1.a.(2), (3), (4), (10),

(11), and (12); Section 7.1.b.(3), (5), (6), (7), and (9); and Section 7.1.c.(1) and (2) shall not be permitted.

(2) The development standards for Planning Area 4 of Specific Plan No. 343 shall be the same as those standards identified in Article VII of Ordinance No. 348 except that the development standards set forth in Section 7.2 and Section 7.10 shall be deleted and replaced, respectively, with each of the following:

SECTION 7.2. Building Height Limit. Building height shall not exceed six stories, with a maximum height of 75 feet.

SECTION 7.10. Area Per Dwelling Unit. Every main building hereafter erected or structurally altered shall have a lot or building site area of not less than 1500 square feet for each dwelling unit in such main building.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

e. Planning Area 5.

(1) The uses permitted in Planning Area 5 of Specific Plan No. 343 shall be the same as those permitted in Article IXa, Section 9.25 of Ordinance No. 348, except that those permitted uses pursuant to Section 9.25.a.(1), (2), (3), and (8) shall not be permitted. The permitted uses identified under Section 9.25.a. shall also include restaurants, bars, spas, conference and meeting rooms.

(2) The development standards for Planning Area 5 of Specific Plan No. 343 shall be the same as those standards identified in Article IXa, Section 9.26 of Ordinance No. 348 except that the development standards set forth in

Section 9.26,b. and c. shall be deleted and replaced, respectively, with each of the following:

b. If a lot adjoins a lot zoned C-T, C-1, C-P, C-P-S, M-SC, M-M, or M-H, there is no side, front or rear yard requirement for buildings. Setbacks shall not increase with building heights.

c. All building and structures shall not exceed 100 feet in height.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXa of Ordinance No. 348.

f. Planning Areas 6a and 6b.

(1) The uses permitted in Planning Areas 6a and 6b of Specific Plan No. 343 shall be the same as those permitted in Article VII, Section 7.1 of Ordinance No. 348, except that those permitted uses pursuant to Section 7.1.a.(2), (3), (4), (10), (11), and (12); Section 7.1.b.(3), (5), (6), (7), and (9); and Section 7.1.c.(1) and (2) shall not be permitted.

(2) The development standards for Planning Areas 6a and 6b of Specific Plan No. 343 shall be the same as those standards identified in Article VII of Ordinance No. 348 except that the development standards set forth in Section 7.2 and Section 7.10 shall be deleted and replaced, respectively, with each of the following:

SECTION 7.2. Building Height Limit. Building height shall not exceed six stories, with a maximum height of 75 feet.

SECTION 7.10. Area Per Dwelling Unit. Every main building hereafter erected or structurally altered shall have a lot or building site area of not less than 1500 square feet for each dwelling unit in such main building.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

g. Planning Area 7.

(1) The uses permitted in Planning Area 7 of Specific Plan No. 343 shall be the same as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except that those permitted uses pursuant to Section 9.1.a.(1), (3), (5), (7), (8), (14), (15), (17), (19), (29), (30), (33), (39), (42), (51), (54), (61), (64), (80), (84), (91), (92), (93), and (94); Section 9.1.b.(3), (4), (6), (7), (9), (10), (11), (12), (13), (16), (18), (19), and (20); and Section 9.1.c.(1), (2), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), (16), (17), and (18) shall not be permitted but shall permit heliports. The permitted uses identified under Section 9.1.a. shall also include residences and offices above parking and primary retail level, with the first floor above parking dedicated exclusively to retail; and public fairs.

(2) The development standards for Planning Area 7 of Specific Plan No. 343 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348 except that the development standards set forth in Section 9.4.c. shall be deleted and replaced the following:

c. No building or structure shall exceed sixty (60') feet in height, unless a greater height structure is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IX of Ordinance No. 348.

h. Planning Area 8.

(1) The uses permitted in Planning Area 8 of Specific Plan No. 343 shall be the same as those permitted in Article X, Section 10.1 of Ordinance No. 348, except that those permitted uses pursuant to Section 10.1.a.(1)a)1., (1)a)2., (1)a)3., (1)a)4., (1)a)5., (1)b)1., (1)b)2, (1)d)1., (1)d)2.a., (1)d)2.b, (1)d)5., (1)d)6., (1)d)7., (1)e)1., (1)e)2., (1)g)4., (1)g)10., (2)k), (2)n), (2)o), and (2)p); Section 10.1.b.(1) and (3); and Section 1.c. shall not be permitted.

(2) The development standards for Planning Area 8 of Specific Plan No. 343 shall be the same as those standards identified in Article X, Section 10.4 of Ordinance No. 348 except that the development standards set forth in Section 10.4.a., d., e., f., g., and m., shall be deleted and replaced, respectively, with each of the following:

a. The minimum lot size shall be 10,000 square feet with a minimum average lot width of 100 feet.

d. A minimum 25 foot setback shall be required on any public street.

e. There are no sideyard setbacks.

f. There are no rear yard setbacks.

g. A minimum 25 foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property.

m. All onsite signs shall be in conformance with the sign program the sign program guidelines approved for Specific Plan No. 343, which are incorporated herein by reference.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article X of Ordinance No. 348.

i. Planning Area 9.

(1) The uses permitted in Planning Area 9 of Specific Plan No. 343 shall be the same as those permitted in Article IXd, Section 9.72 of Ordinance No. 348, except that those permitted uses pursuant to Section 9.72.a.(10); and Section 9.72.b.(4) shall not be permitted.

(2) The development standards for Planning Area 9 of Specific Plan No. 343 shall be the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348 except that the development standards set forth in Section 9.73.c., l., and m., shall be deleted and replaced, respectively, with each of the following:

c. Height Requirements. Structures and buildings shall not exceed 50 feet unless a height up to 75 feet is granted pursuant to Section 18.34 of Ordinance No. 348.

l. All onsite signs shall be in conformance with the sign program guidelines approved for Specific Plan No. 343, which are incorporated herein by reference.

m. Access shall be allowed from residential streets.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXd of Ordinance No. 348.

j. Planning Area 10.

(1) The uses permitted in Planning Area 10 of Specific Plan No. 343 shall be the same as those permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that those permitted uses pursuant to Section 9.50.a.(6), (14), (16), (18), (19), (30), (31), (32), (37), (43), (52), (55), (59), (64), (83), (95), and (102); and Section 9.50.b.(1), (2), (3), (5), (6), (7), (8), (9), (13), (14),

(15), (16), (17), (18), and (19) shall not be permitted. The permitted uses identified under Section 9.50.a. shall also include public fairs and automobile rentals.

(2) The development standards for Planning Area 10 of Specific Plan No. 343 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

k. Planning Area 11.

(1) The uses permitted in Planning Area 11 of Specific Plan No. 343 shall be the same as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except that those permitted uses pursuant to Section 9.1.a.(1), (2), (3), (4), (5), (7), (8), (9), (11), (12), (14), (15), (16), (17), (18), (19), (22), (23), (25), (26), (27), (28), (29), (30), (31), (32), (33), (35), (36), (37), (39), (40), (41), (42), (43), (44), (45), (46), (47), (48), (49), (50), (51), (52), (53), (54), (55), (56), (57), (59), (60), (61), (62), (63), (64), (65), (66), (67), (69), (72), (73), (74), (77), (78), (79), (80), (81), (82), (84), (85), (86), (87), (88), (89), (90), (91), (92), (93), (94), (95), (96) and (97); Section 9.1.b.(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), and (16); and Section 9.1.d(1), (2), (3), (4), (5), (6), (7), (9), (10), (11), (12), (13), (14), (15), (17), (18), (19) and (20) shall not be permitted. In addition, uses permitted in Section 9.1.a. shall also include onsite digital signs.

(2) The development standards for Planning Area 11 of Specific Plan No. 343 shall be the same as those standards identified in Article IX, Section 9.4 of

Ordinance No. 348 except that the development standards set forth in Section 9.4.c. shall be deleted and replaced with the following:

c. No building or structure shall exceed seventy (70') feet in height, unless a greater height structure is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.

In addition, the following standards shall also apply:

AA. Onsite signs in Planning Area 11 of Specific Plan No. 343 shall be processed in compliance with those provisions and standards identified in Article XIX of Ordinance No. 348 and the sign program guidelines approved for Specific Plan No. 343, which are incorporated herein by reference. If there is an inconsistency between Article XIX and the sign program guidelines, the sign program guidelines shall control.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IX of Ordinance No. 348."

Section 3. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
KAREN SPIEGEL
Chair, Board of Supervisors

ATTEST:

KECIA R. HARPER
Clerk of the Board

By: _____
Deputy

(Seal)

APPROVED AS TO FORM:

GREGORY P. PRIAMOS
County Counsel

By: _____
LEILA MOSHREF-DANESH
Deputy County Counsel

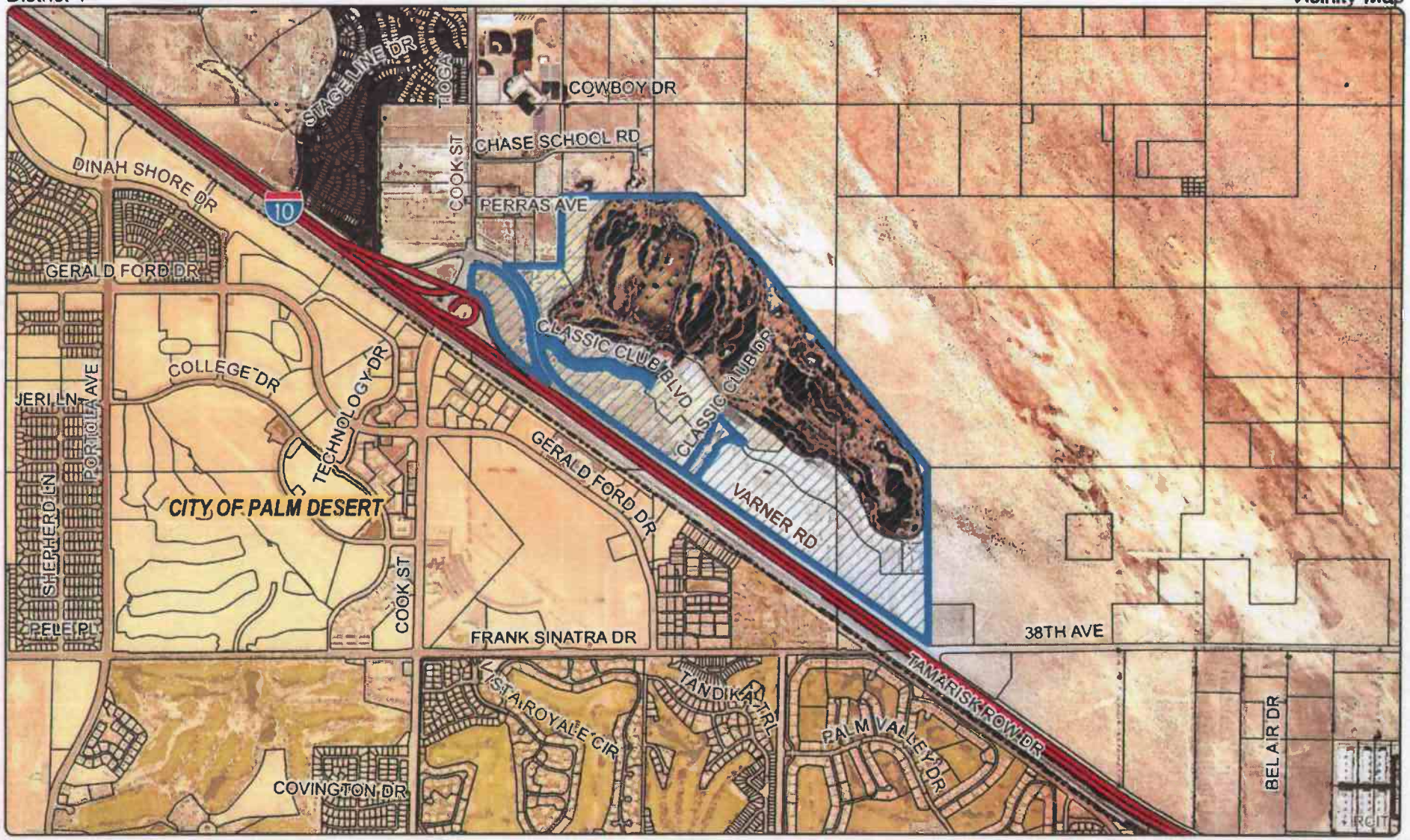
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000025 GPA200005 SP00343A02 PPT200021 TPM38040

Supervisor: Perez
District 4

Date Drawn: 03/09/2021
Vicinity Map

VICINITY/POLICY AREAS



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen

N

0 1,000 2,000 4,000
Feet

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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website

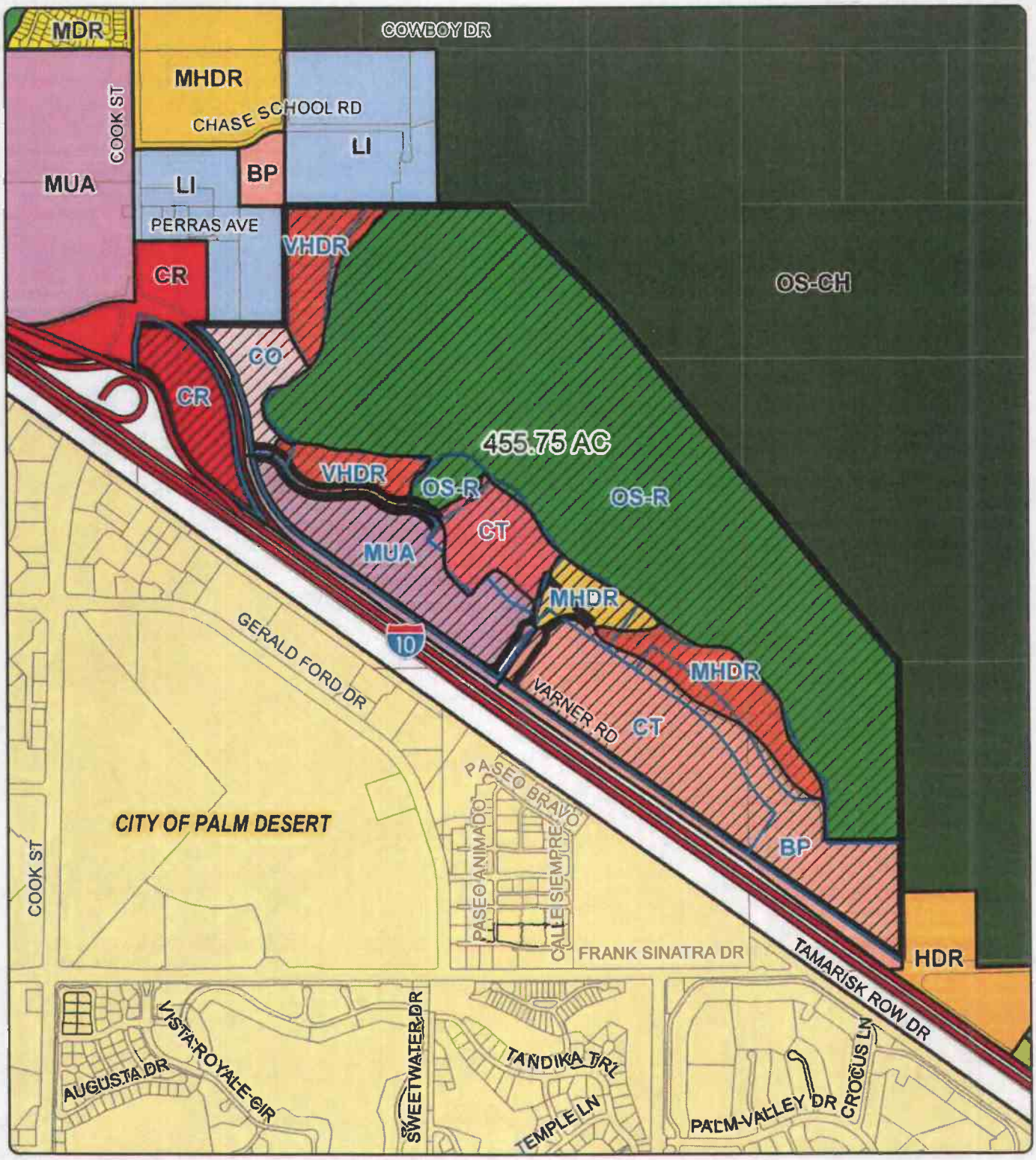
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000025 GPA200005 SP00343A02 PPT200021 TPM38040

Supervisor: Perez
District 4

PROPOSED GENERAL PLAN

Date Drawn: 03/09/2021
Exhibit 6



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen

N

0 600 1,200 2,400
Feet

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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website

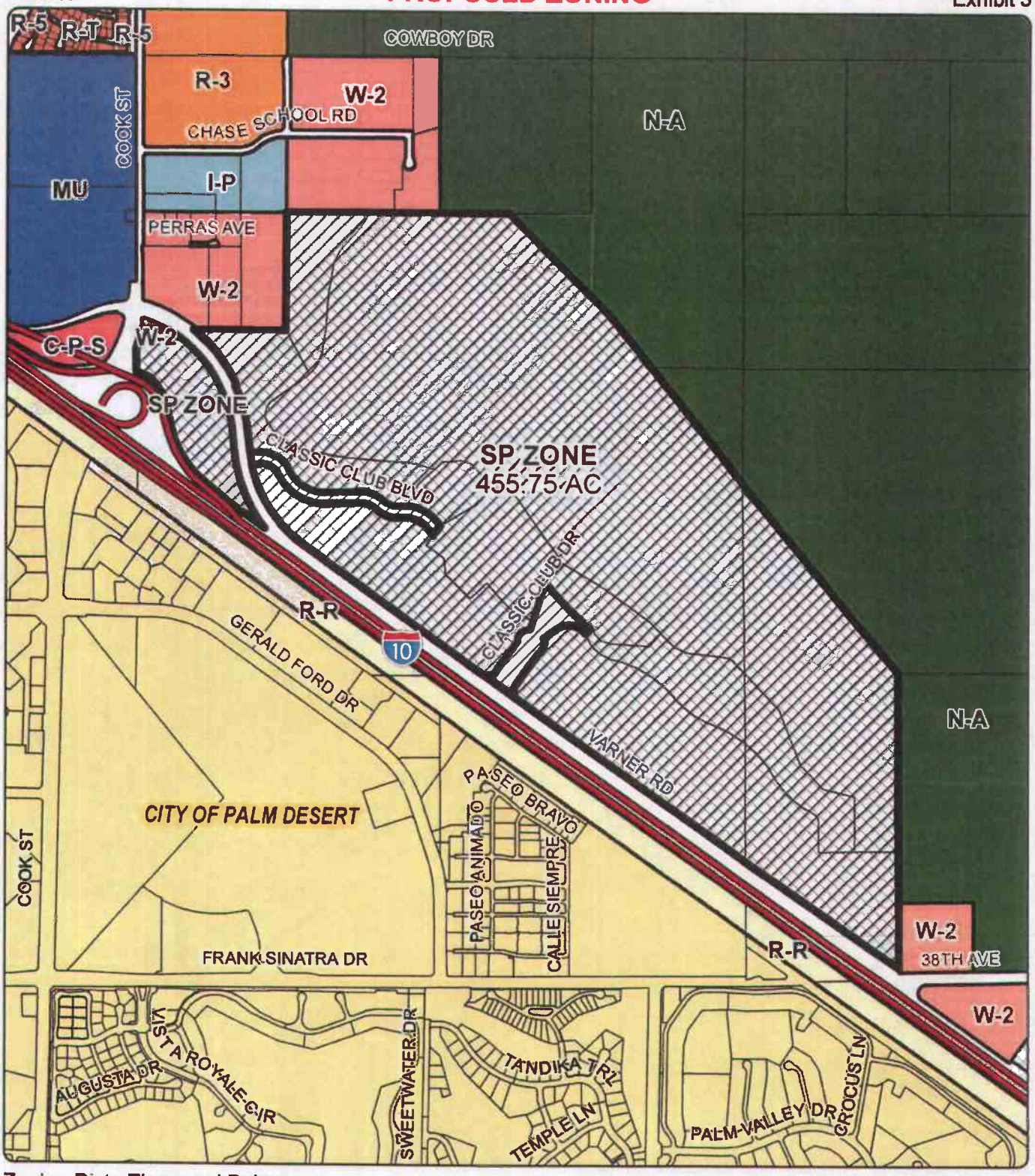
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000025 GPA200005 SP00343A02 PPT200021 TPM38040

Supervisor: Perez
District 4

PROPOSED ZONING

Date Drawn: 03/09/2021
Exhibit 3



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen

N

0 600 1,200 2,400
Feet

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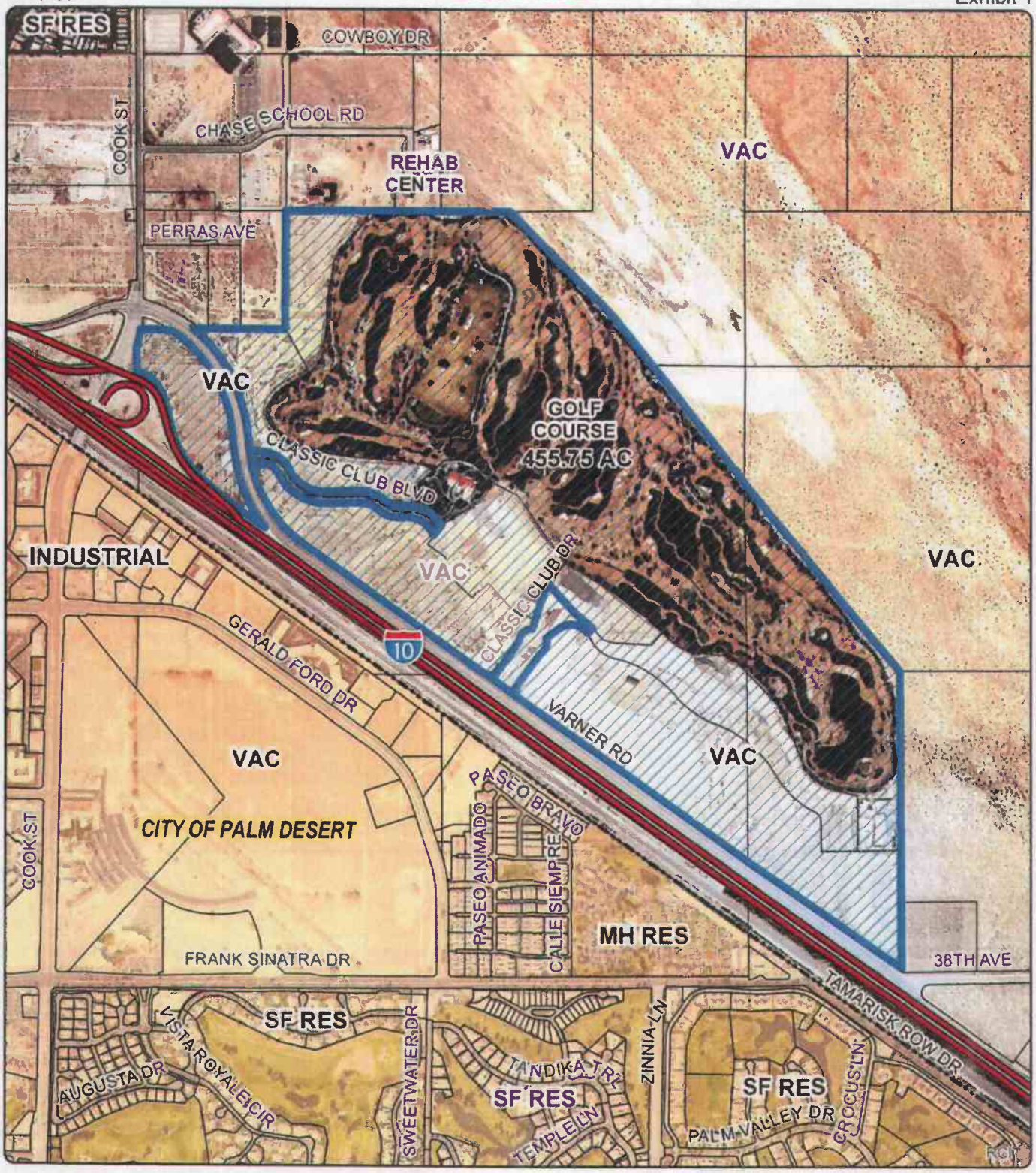
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000025 GPA200005 SP00343A02 PPT200021 TPM38040

Supervisor: Perez
District 4

LAND USE

Date Drawn: 03/09/2021
Exhibit 1



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen

N

0 600 1,200 2,400
Feet

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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

TABLE IV-1
LAND USE SUMMARY
NORTHSTAR SPECIFIC PLAN

PLANNING AREA	LAND USE DESCRIPTION	LAND AREA (ACRES)	D.U. /ACRE	DWELLING UNIT TOTAL	MAXIMUM FLOOR AREA (SQ. FT.)
1	18-hole Golf Course	240.00	NIA	NIA	NIA
2	Golf Clubhouse	5.90	NIA	NIA	81,000
3	Golf View Hotel	17.60	NIA	NIA	350 (key), 25,000 square foot spa, 32,000 square feet of meeting rooms
4	Golf View Villas	7.30	7.4	54	NIA
5	Resort Timeshare Units	9.95	21.7	216	NIA
6	Golf View Condominiums	~~33.20~~ 30.68	16.6	550	NIA
7	Mixed Use Retail Village	36.20	NIA*	150	400,000
8	Industrial Park (Research & Development)	~~69.60~~ 30.72	NIA	NIA	~~1,200,000~~ 381,035
9	Executive Office	16.00	NIA	NIA	230,000
10	Community Commercial	20.00	NIA	NIA	100,000
11	Arena & Event Center Hockey Training Facility	41.4	NIA	NIA	260,000 35,000
TOTAL	NIA	455.75	NIA	970	~~2,068,000~~ 1,544,035 sq. ft. and 350 Key Hotel

NORTHSTAR
PALM DESERT

APN's

695-100-001	*695-100-008
695-100-002	*695-100-009
695-100-004	*695-100-010
695-100-005	*695-100-012
695-100-006	*695-100-014
695-100-007	*695-100-015
695-100-011	
695-100-017	
695-070-001	

* APN's associated with Specific Plan Amendment

LAND USE SUMMARY

PLANNING AREA 1
USE: CHAMPIONSHIP GOLF COURSE
AREA: 240 AC

PLANNING AREA 2
USE: GOLF CLUBHOUSE FACILITIES
AREA: 5.9 AC

PLANNING AREA 3
USE: DELUXE GOLF-VIEW HOTEL
AREA: 17.6 AC

PLANNING AREA 4
USE: RESORT GOLF-VIEW VILLAS
AREA: 7.3 AC
UNIT #: 54
DENSITY: 7.4 UNITS/AC

PLANNING AREA 5
USE: RESORT TIMESHARE UNITS
AREA: 9.95 AC
UNIT #: 216
DENSITY: 21.7 UNITS/AC.

PLANNING AREA 6A & 6B
USE: GOLF VIEW CONDOMINIUMS
AREA: 30.66 AC.
UNIT #: 508
DENSITY: 16.6 UNITS/AC.

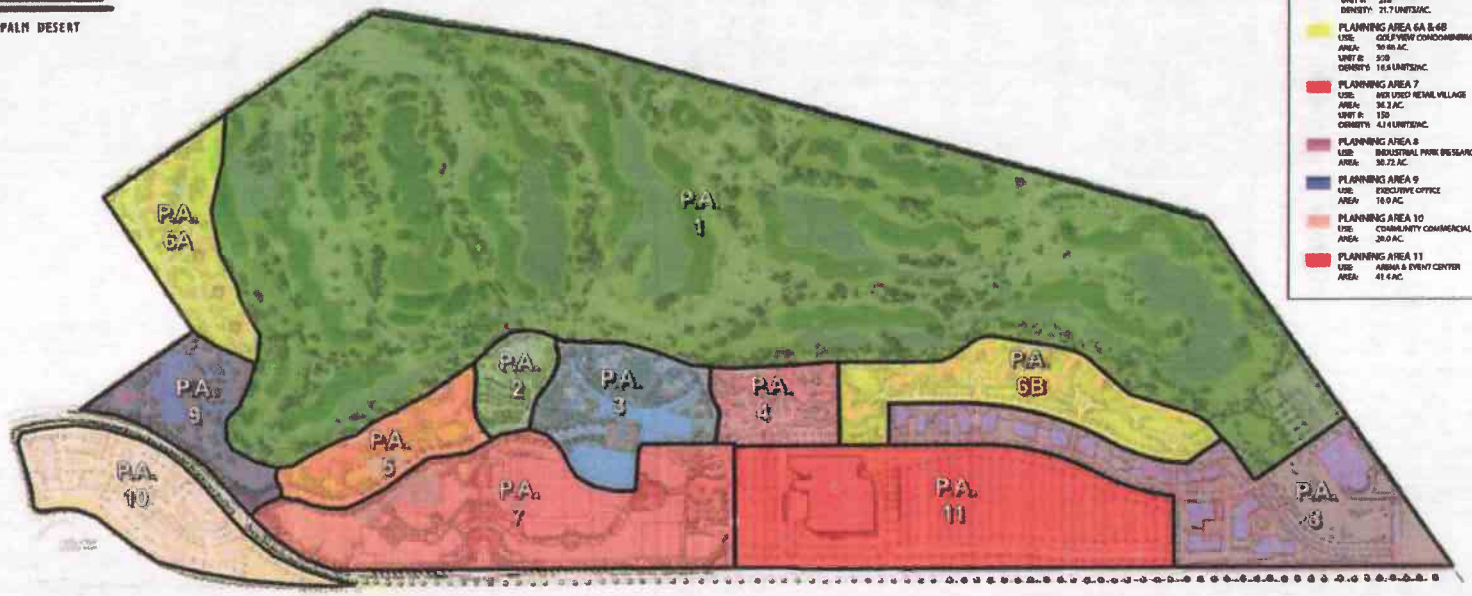
PLANNING AREA 7
USE: MIX USED RETAIL VILLAGE
AREA: 36.3 AC.
UNIT #: 150
DENSITY: 4.1 UNITS/AC.

PLANNING AREA 8
USE: INDUSTRIAL PARK (RESEARCH & DEVELOPMENT)
AREA: 30.72 AC.

PLANNING AREA 9
USE: EXECUTIVE OFFICE
AREA: 10.0 AC

PLANNING AREA 10
USE: COMMUNITY COMMERCIAL
AREA: 20.0 AC.

PLANNING AREA 11
USE: ARENA & EVENT CENTER
AREA: 41.4 AC.



CONCEPTUAL LAND USE PLAN

The Altom Group

NORTHSTAR
40421.03.000 SPECIFIC PLAN
AMENDMENT NO. 2

Figure IV-1

c. The uses listed in Subsections a. and b. do not include sex-oriented businesses.

d. Accessory Uses. An accessory use to a permitted use is allowed, provided the accessory use is established on the same lot or parcel of land, and is incidental to, and consistent with the character of the permitted principal use, including but not limited to:

(1) Limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and providing any such related activity does not exceed any of the following restrictions:

a) The maximum gross floor area of the building permitted to be devoted to such accessory use shall be 25 percent.

b) The maximum total horsepower of all electric motors used in connection with such accessory use shall be five horsepower.

c) The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone.

d) Accessory uses shall be conducted wholly within a completely enclosed building.

e. Any use that is not specifically listed in Subsections a. and b. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it fall.

11. Planning Area No. 11: Arena and Event Center

a. Descriptive Summary

The Arena and Event Center is planned to include a multi-purpose arena and event center, hockey training facility with practice ice, retail skate shop, public open space, and surface parking as shown in Figure 1.

This facility will host an American Hockey League team and provide a year-round venue for other events in the Coachella Valley, including concerts, family shows, other sporting events, cultural events, conferences, and conventions.

The Arena and Event Center will be located between the Mixed Use Village and Business Park Planning Areas and south of residential planning areas and integrated into the village concept established by the NorthStar Specific Plan through a network of streets and pedestrian corridors.

b. Land Use and Planning Standards

For planning standards (such as setbacks and building heights), refer to the Development Standards **Table IV-5** and the Specific Plan Zoning Ordinance, Section III, herein.

(1) Special treatment buffer areas

- The boundaries between Planning Area No. 11 and the adjacent planning areas shall be designed to provide an appropriate buffer between the uses.
- Setbacks and natural and/or structural buffers (as defined below) will be utilized to separate uses that are not compatible.
  - Natural – A visual screen created by vegetation to present visual separation when viewed from one side to the other.
  - Structural – A visual screen created through either construction of an earthen berm or wall/fence and or a combination of both to present visual separation when viewed from one side to the other.

(2) Parking

- Parking will be principally provided in a surface parking area located on the east side of the Arena complex with additional parking provided adjacent to the Arena. The surface parking area may be redeveloped in the future to include a comparable amount of parking within one or more structured parking facilities. Parking requirements for the Arena complex may be satisfied through a combination of on-site and off-site parking, where off-site parking may consist of a combination of short- and long-term lease and license arrangements, as well as shared parking arrangements within the Specific Plan area. Parking Plans will be submitted during plot plan review to demonstrate that minimum County Parking requirements are being met.

(3) Sign program

- A Sign Program shall be developed and submitted for approval with the Plot Plan submittal.
- The Sign Program for the Arena and Event Center is permitted to include the following types of signs appropriate for a public event venue:
  - LED Monument Sign with a maximum height of 90′ along Varner Road. The location of this sign shall be specified on the Sign Program submitted with a development application
  - LED Board at Entry Plaza adjacent to the Arena building. The location of this sign shall be specified on the Sign Program
  - Building Signs with Venue Name
  - Roof Sign with Venue Name
  - Wayfinding Signage

(4) Access

As shown on Figure IV-3 (Conceptual Vehicular Diagram), primary access into the Arena and Event Center will be obtained from Varner Road via streets and driveways. Traffic signals may be installed where shown on this diagram. Secondary access will be provided from the roadway to the north of the Arena and Event Center and adjacent parking area.

c. Design Standards/Guidelines

(1) Building layout and arrangement

- The building layout and arrangement of the Arena and Event Center is depicted in Figure IV-54.

(2) Service area

- Service areas shall be located on the sides or rear of the buildings they serve.

(3) Screening

- Service areas and external loading areas shall be screened from view by the general public. Screening may be accomplished by the use of walls, fences, trellises, landscaping or a combination of elements.

(4) Landscaping

(a) Coverage

- The sum of landscaped areas shall be no less than 10% of the total planning area.

(b) Plant selection list

- All landscaped areas within the Arena and Event Center Planning Area shall be planted with plant materials chosen from Landscape Zone 11 of the appropriate plant palette contained in Table IV-2 and Figures IV-8 thru IV-10 of this Specific Plan. All plant material should be chosen from this list or as approved by County Planning Staff. Smooth transitions from landscaped common areas to adjoining properties are encouraged.

(c) Planting guidelines

- Street parkways and common lots, such as retention basins, shall be provided with landscaping consisting of decorative gravels, living ground covers, shrubs and some trees.

- Location of landscaping shall be in accordance with applicable County Ordinances.

- Drought tolerant landscape materials shall be provided in accordance with Ordinance 348.

- Large planters may be incorporated into seating areas. Such planters should be open to the earth below and should incorporate permanent irrigation systems.

(d) Special treatments

- Creative project design uses of hardscape, decorative gravels, placement of landscaping for afternoon shade and water efficient irrigation systems are encouraged.

- Boxed and container plants in planters constructed of materials and finishes compatible with the building may be used to enhance street frontages, plazas, and courtyards.

(5) Architectural Features

(a) Basic theme

- The Arena and Event Center is designed to be experienced as an indoor/outdoor facility with access to exterior concessions situated on the main concourse of the Arena and nearest a large outdoor plaza space. Similarly, the clubs at premium level are designed with exterior balconies to offer views of the plaza and mountains beyond.

- The primary exterior material of the main façade of the Arena and Event Center will be an Exterior Insulation and Finish System ("EIFS") designed to mimic the forms of windswept rock.

(b) Building form, mass, and elevations

- The conceptual shape and configuration of the Arena and Event Center is depicted in **Figure IV-54.**

- The elevations of the buildings within Planning Area No. 11 shall be provided with the plot plan submittal.

(c) Shade and shadow

- A perforated/corrugated metal panel shade canopy will be provided over the entry plaza at the northeast corner of the Arena and Event Center.

(d) Walls and fences

- Walls and fences should be designed as an integral architectural component of the Arena and Event Center building and should be compatible with the natural environment in color and texture.

(e) Accessory structures

- Any accessory structures should be designed to be consistent with the architectural style of the primary structure.

(f) Outside furnishing

- The design and selection of outside furnishings shall include considerations for the security, safety, comfort and convenience of the user, including accessibility for users with physical disabilities.
- Outside furnishings shall be conservative in use of sidewalk space, and maintain a clear width sufficient to accommodate pedestrian flows.
- All outside furnishings shall be constructed of long-wearing, vandal resistant materials, capable of withstanding the desert climatic conditions.
- The selection, siting, and layout of the different elements of outside furnishings shall ensure that each article or structure is designed and situated to be in harmony with both the surrounding furnishings and the area as a whole.

(g) Walkways

- The Pedestrian Sidewalk within the Arena and Event Center planning area should be constructed of materials and finishes compatible with the building to provide consistency throughout the planning area. As depicted on Figure IV-5 (Conceptual Pedestrian Circulation Diagram), the Pedestrian Sidewalk would be designed to provide links to additional pedestrian circulation routes within the project and connectivity to the entire project site.

d. Permitted Uses (PA 11)

a. The following uses are permitted provided approval of a plot plan shall first have been obtained pursuant to the provisions of Section 18.30 of the Riverside County Zoning Ordinance, No. 348:

(1) Sports and recreation facilities, including a multi-purpose sports arena and event center and practice facility for hockey.

(2) Parking

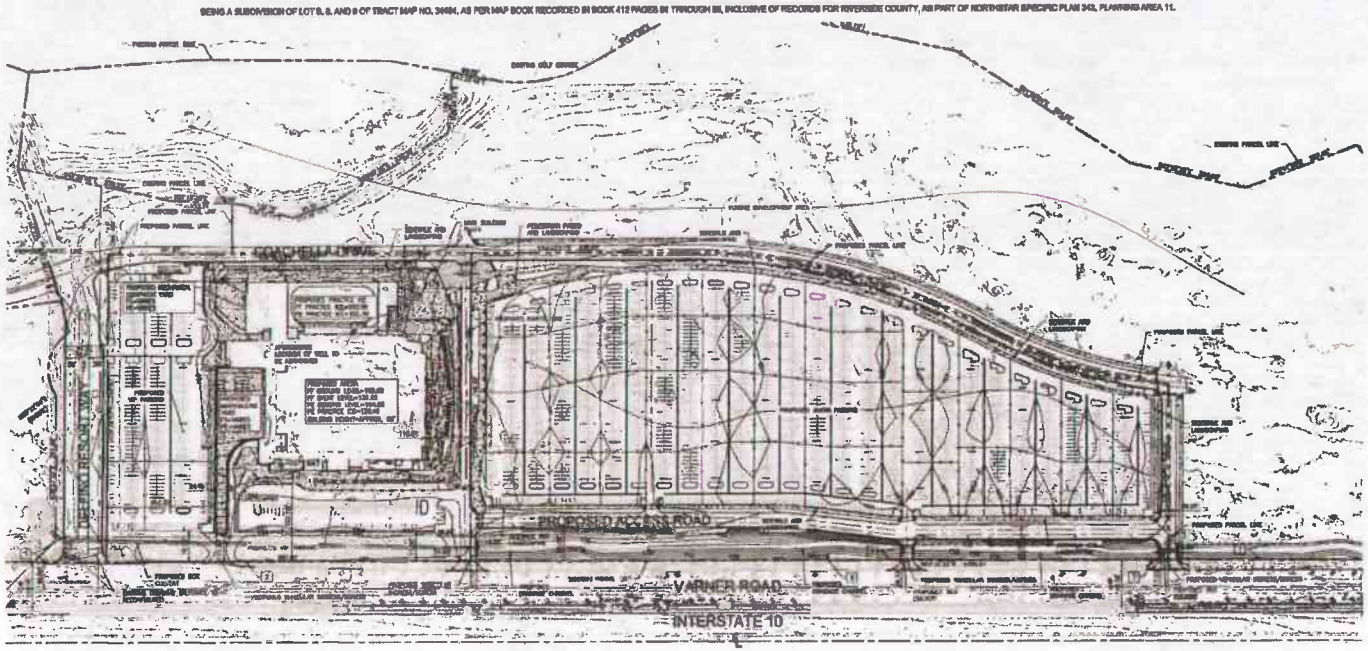
b. Any use that is not specifically listed in Subsection a. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PLOT PLAN

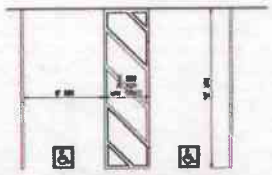
RIVERSIDE COUNTY ARENA

BEING A SUBDIVISION OF LOT B, B, AND B OF TRACT MAP NO. 34494, AS PER MAP BOOK RECORDED IN BOOK 412 PAGES 81 THROUGH 86, INCLUSIVE OF RECORDS FOR RIVERSIDE COUNTY, AS PART OF NORTHSTAR SPECIFIC PLAN 343, PLANNING AREA 11.



TYPICAL ACCESS ROAD AND COACHELLA DRIVE CROSS SECTION

TYPICAL MAIN ENTRY ROAD CROSS SECTION



TYPICAL DISABLED PARKING STALL DIMENSIONS

NOTE: ALL PARKING STALLS TO HAVE PARKING SYMBOLS OF 4" WIDE AND 36" DEEP

EASEMENT NOTES

PLANNED HERITAGE	5	LOT B IS REQUIRED TO PROVIDE FOR, DEDICATED FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS FOR EMERGENCY VEHICLES ON THE EAST OF TRACT MAP NO. 34494.
PLANNED EASEMENT	6	LOT B IS REQUIRED AS A "PRIVATE STREET" FOR THE PUBLIC USE OF THE LAND OWNERS, SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THE TRACT MAP ON THE WEST OF TRACT MAP NO. 34494.
PLANNED EASEMENT	7	A PERMANENT, NON-EXCLUSIVE, INGRESS AND EGRESS EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS OVER AND ACROSS ALL LOTS, FOR THE BENEFIT OF THE LAND OWNERS, SUCCESSORS, ASSIGNEES AND LOT OWNERS ON THE EAST OF TRACT MAP NO. 34494.
PLANNED EASEMENT	8	A PERMANENT, NON-EXCLUSIVE, INGRESS AND EGRESS EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS OVER AND ACROSS ALL LOTS, FOR THE BENEFIT OF THE LAND OWNERS, SUCCESSORS, ASSIGNEES AND LOT OWNERS ON THE EAST OF TRACT MAP NO. 34494.
MAINTENANCE LOCATION	9	AN EASEMENT RIGHT OF ENCROACHMENT MAINTENANCE EXISTS FOR PUBLIC UTILITIES AND SIDEWALK, PURSUANT TO INSTRUMENT NO. 2006-[illegible] IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY.
PLANTED HERITAGE	10	AN EASEMENT RIGHT FOR PUBLIC UTILITIES AND ACCESS AND SIDEWALK, PURSUANT AS INSTRUMENT NO. 2006-[illegible] IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY.
TO BE REMOVED	11	ADDITIONAL RIGHT OF INGRESS AND EGRESS TO BE FROM VARNER ROAD, EXCEPT THE RIGHTS, EXCEPTION OF TRAVEL, FROM SAID PROPERTY TO BE DEDICATED ON THE EAST OF TRACT MAP NO. 34494.
PLANTED HERITAGE	12	AN EASEMENT RIGHT FOR WORK AND OTHER PUBLIC AND PRIVATE PURPOSES, PURSUANT AS INSTRUMENT NO. 171-[illegible] IN FAVOR OF COACHELLA VALLEY WATER DISTRICT.
PLANNED EASEMENT	13	A NON-EXCLUSIVE EASEMENT RIGHT OVER ALL LOTS AS INSTRUMENT NO. 2006-[illegible] IN FAVOR OF DESERT SOLD VENTURES LLC.
PLANNED EASEMENT	14	ALL TRIBS AND PROVISIONS CONTAINED IN THE DECLARATION ENTITLED "CONVERSION, INGRESS RIGHT AND/OR INGRESS" PURSUANT AS INSTRUMENT NO. 2006-[illegible].
PLANNED EASEMENT	15	A RIGHT OF WAY FOR STREETS FOR PUBLIC AS RECORDED IN THE UNITED STATES OF AMERICA IN THE PATENT RECORDED [illegible] 29, 1929 AS BOOK 304, PAGE 329 OF OFFICIAL RECORDS

EXCEPTIONS

1	PROPOSED EASEMENT OF UNDEFINED WIDTH FOR STORM DRAINAGE CONCERNING.
2	ACCESS RIGHT WITH PROPOSED VARNER ROAD.
3	EASEMENT IN FAVOR OF CITY, OF UNDEFINED WIDTH ALONG PRESENT PRESENT PROPERTY, COACHELLA VALLEY.

LEGAL DESCRIPTION

[illegible]

EXCEPTING THE RIGHTS, RIGHTS AS DEFINED IN AND RESERVED BY THE STATE OF CALIFORNIA IN THE PATENT RECORDED JUNE 3, 1929 IN BOOK 304, PAGE 329 OF OFFICIAL RECORDS.

EARTHWORK QUANTITY ESTIMATE

CUT = < 100,000 C.Y. (EST)

FILL = < 100,000 C.Y. (EST)

GENERAL NOTES

1. THIS PROJECT IS WITHIN AREA PLANNED AREA 11, NORTHSTAR SPECIFIC PLAN 343.
2. [illegible]
3. NO DESIGNATED COMMUNITY EXISTS ON THE PROPERTY.
4. ONE DOMESTIC DRAINAGE EASEMENT IS ON SITE.
5. NO PROPOSED STREETS OTHER THAN ACCESS ROAD.
6. PROPERTY IS NOT WITHIN A COMMUNITY SERVICES DISTRICT.
7. NO SIGNS OF USE TO BE DESIGNED TO PUBLIC.
8. NO EXISTING SEPTIC SYSTEMS, IN PROPERTY.
9. THERE ARE NO OPEN CHANNELS.
10. NO CHANGE AGAINST OR BELOW GROUND PLANNING/COMPATIBLE USAGE OR WORK ON.
11. THERE ARE ADJACENT PROPERTIES OWNED BY THE APPLICANT.
12. ALL OPEN AREAS AND LANDSCAPE AREAS WILL BE MAINTAINED BY OWNER.
13. GRADING AND LANDSCAPING PLANS WILL BE SUBMITTED SEPARATELY.
14. PROPOSED WATER WELL, WATER, AND SEWER LINES ARE CONCEPTUAL ONLY.
15. PROPOSED SEWERS IS CONCEPTUAL ONLY.
16. PROPOSED WATER QUALITY MANAGEMENT PLAN IS CONCEPTUAL ONLY.

FLOOD ZONE

THE PROPERTY IS WITHIN ZONE AO (DEPTH 3 FEET, VOL. 0 FEET/SECOND), PER FEMA FLOOD MAP 06, [illegible], EFFECTIVE ON 08/28/2008.

LAND USE

EXISTING LAND USE	VACANT
PROPOSED LAND USE	EVENTS AND SEMINAR AREA AND PARKING LOT
ADJACENT LAND USE	[illegible]
	[illegible]
	[illegible]
	[illegible]
	[illegible]
EXISTING ZONING	SP 343
PROPOSED ZONING	SP 343
[illegible]	[illegible]

FLOOD HAZARD

[illegible]

EROSION HAZARD

THE PROPERTY IS SUBJECT TO SHORT FLOW [illegible] AND A FEMA PLAN WILL BE PREPARED AND APPROVED FOR THE SITE.

CONTOUR INTERVAL

[illegible]

WORK NOTES

1. THE PROPOSED DEVELOPMENT WILL BE SPLIT INTO 6 PROPOSED PHASING AREAS.
2. AREA 1 (APPROXIMATELY 6.0 AC) WILL INCLUDE THE KEY AREA, [illegible] AND SURROUNDING [illegible]. THIS AREA WILL BE TRENCHED BY AN [illegible] TRENCH AND OVERLAND TO PROPOSED [illegible] CHANNEL.
3. AREA 2 (APPROXIMATELY 6.0 AC) WILL INCLUDE THE [illegible] CHANNEL. THIS AREA WILL BE TRENCHED IN A [illegible] TRENCH AND BE PUMPED UP TO THE [illegible] OVERLAND OF AREA 1.
4. AREA 3 (APPROXIMATELY 6.0 AC) WILL INCLUDE THE [illegible] AREA. THIS AREA WILL BE TRENCHED IN AN [illegible] TRENCH AND OVERLAND TO PROPOSED [illegible] CHANNEL.
5. AREA 4 THROUGH 6 (APPROXIMATELY 7.0, 10.1, AND 7.4 AC, RESPECTIVELY) WILL BE [illegible] OF THE PROPOSED PHASING [illegible] OF THE AREAS AND WILL BE [illegible] OF [illegible] TRENCH. THESE TRENCHES SHALL [illegible] AND THE PROPOSED [illegible] CHANNEL.
6. ALL [illegible] TO THE 100 YEAR FLOOD CHANNEL [illegible] TO [illegible] [illegible].
7. ALL TEMPORARY AREA AND PROPOSED [illegible] ARE CONCEPTUAL, FINAL [illegible] TO BE DETERMINED.

LOT NOTES

LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE, IN GENERAL AND WILL BE FINALIZED DURING THE FINAL MAP PHASE.

[illegible]

GEOLOGIC HAZARD

THIS PROPERTY IS SUBJECT TO GEOLOGIC HAZARDS (SEISMIC SHAKING) AND IS NOT SUBJECT TO [illegible] HAZARD.

OWNER AND APPLICANT:

THE PLAN AND PROPERTY IS OWNED BY:

[illegible]

UTILITY CONTACTS

[illegible]	COACHELLA VALLEY WATER DISTRICT	[illegible]
GAS	SOUTHERN CALIFORNIA GAS COMPANY	[illegible]
ELECTRIC	[illegible]	[illegible]
TELEPHONE	[illegible]	[illegible]
CABLE	[illegible]	[illegible]
SCHOOL	[illegible]	[illegible]

TOPOGRAPHY SOURCE

[illegible]

SITE PREPARED BY:

[illegible]

ASSESSOR'S PARCEL NOS.

[illegible]

AREAS

[illegible]			
LOT B	NET	[illegible] SQ. FT.	[illegible] AC
LOT A	NET	[illegible] SQ. FT.	[illegible] AC
	GROSS	[illegible] SQ. FT.	[illegible] AC
LOT B	NET	[illegible] SQ. FT.	[illegible] AC
	GROSS	[illegible] SQ. FT.	[illegible] AC
[illegible]			
PARCEL 1	NET	[illegible] SQ. FT.	[illegible] AC
	GROSS	[illegible] SQ. FT.	[illegible] AC
PARCEL 2	NET	[illegible] SQ. FT.	[illegible] AC
	GROSS	[illegible] SQ. FT.	[illegible] AC
PARCEL 3	NET	[illegible] SQ. FT.	[illegible] AC
	GROSS	[illegible] SQ. FT.	[illegible] AC
PARCEL 4	NET	[illegible] SQ. FT.	[illegible] AC
	GROSS	[illegible] SQ. FT.	[illegible] AC

LAND USE AREAS

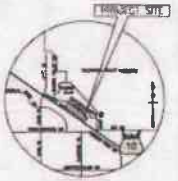
AREAS	[illegible] SQ. FT.
PARKING	[illegible] SQ. FT.
ACCESS ROADS	[illegible] SQ. FT.
TRANSPORTATION/PARKING	[illegible] SQ. FT.
PARKING	
GENERAL SPACES	[illegible]
HANDICAP SPACES	PER COUNTY REQ.

LEGEND:

PROPERTY LINE	[illegible]
PROPOSED CONTOUR	[illegible]
EXISTING CONTOUR	
PROPOSED SEWER LINE	[illegible]
PROPOSED SEWER LINE	[illegible]
FF	FINISHED FLOOR
[illegible]	[illegible]

NOTE:
SEE TENTATIVE PARCEL MAP 36246 FOR ADDITIONAL PARCEL INFORMATION.

CASE: PP[illegible]
ZONE: A
DATE: [illegible]
PLANNER: Planner Name



VICINITY MAP

POPULOUS

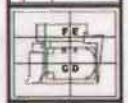
COACHELLA VALLEY ARENA

COACHELLA VALLEY, CALIFORNIA

PLOT PLAN

REVISIONS

NO.	BY	DESCRIPTION



PLOT PLAN - COVER SHEET

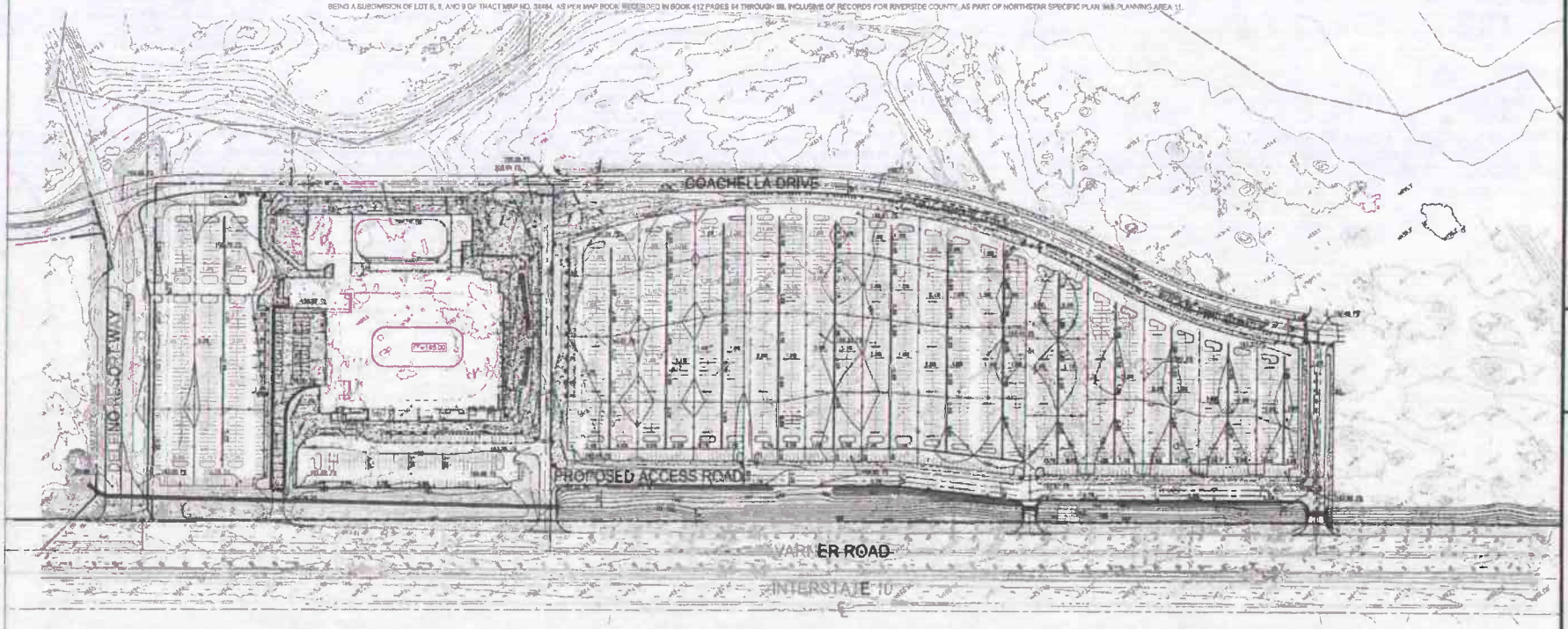
1 OF 4

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PLOT PLAN

RIVERSIDE COUNTY ARENA - PRELIMINARY GRADING PLAN

BEING A SUBDIVISION OF LOT 8, 8, AND 9 OF TRACT MAP NO. 33484, AS PER MAP BOOK RECORDED IN BOOK 412 PAGES 84 THROUGH 88, INCLUSIVE OF RECORDS FOR RIVERSIDE COUNTY, AS PART OF NORTHSTAR SPECIFIC PLAN 948, PLANNING AREA 11.



POPULOUS

COACHELLA VALLEY ARENA

COACHELLA VALLEY, CALIFORNIA

PLOT PLAN

REVISIONS

#	DATE	DESCRIPTION

PLOT PLAN - GRADING SHEET

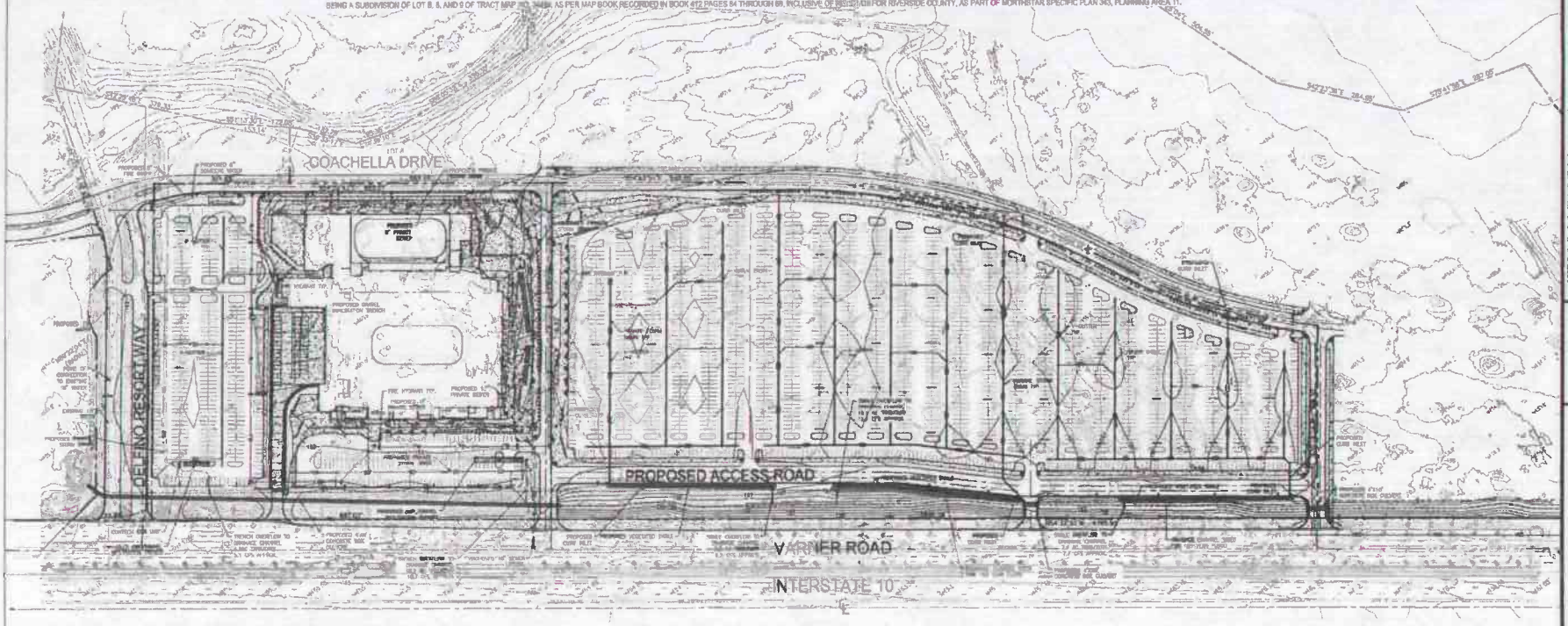
2 OF 4

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PLOT PLAN

RIVERSIDE COUNTY ARENA - PRELIMINARY UTILITY PLAN

BEING A SUBDIVISION OF LOT 8, 8, AND 9 OF TRACT MAP NO. 34[illegible], AS PER MAP BOOK RECORDED IN BOOK 412 PAGES 84 THROUGH 89, INCLUSIVE OF [illegible] FOR RIVERSIDE COUNTY, AS PART OF NORTHSTAR SPECIFIC PLAN 343, PLANNING AREA 11.



POPULOUS

COACHELLA VALLEY ARENA

COACHELLA VALLEY, CALIFORNIA

PLOT PLAN

REVISIONS

PLOT PLAN - UTILITY SHEET

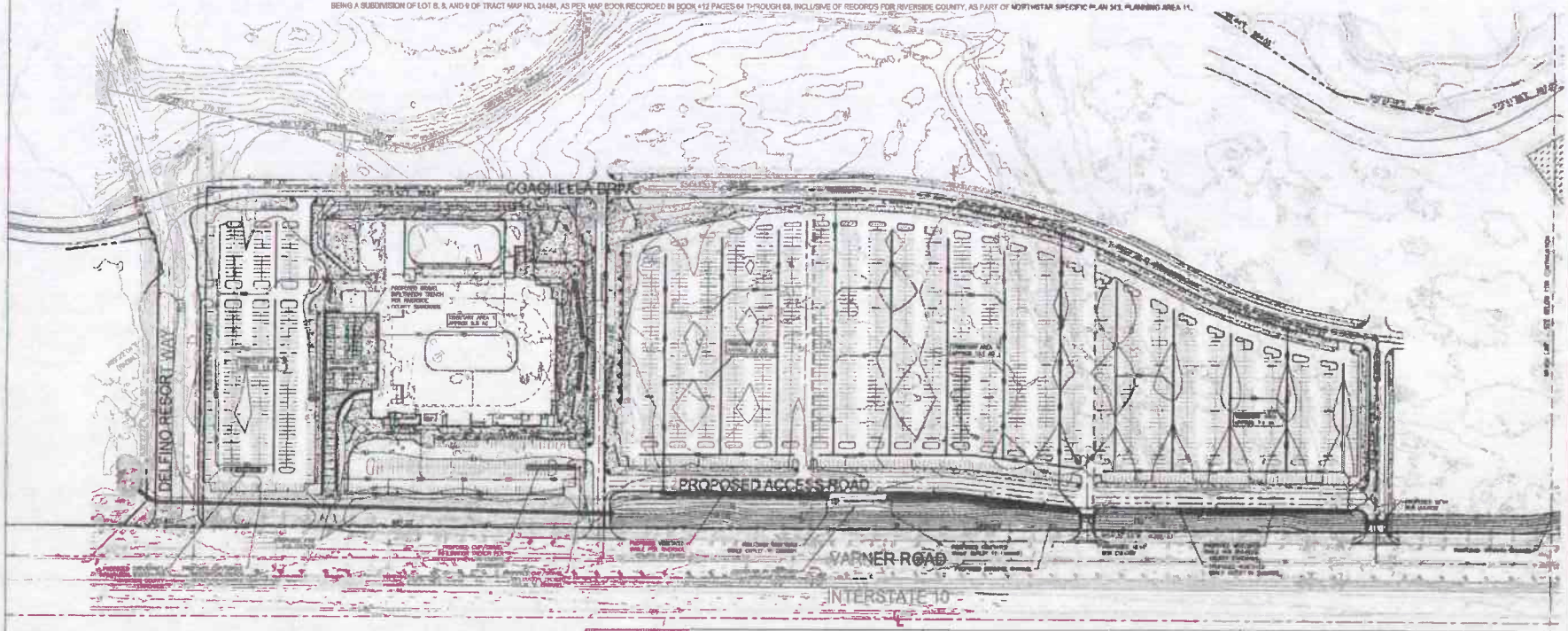
3 OF 4

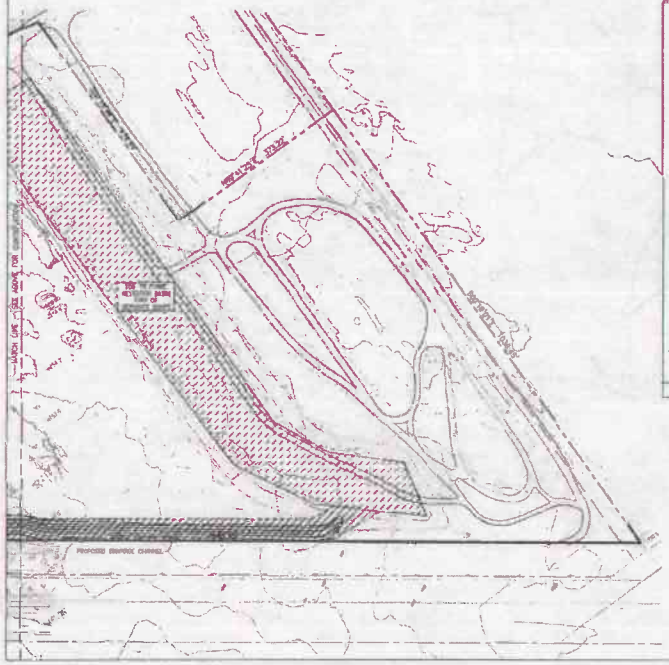
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

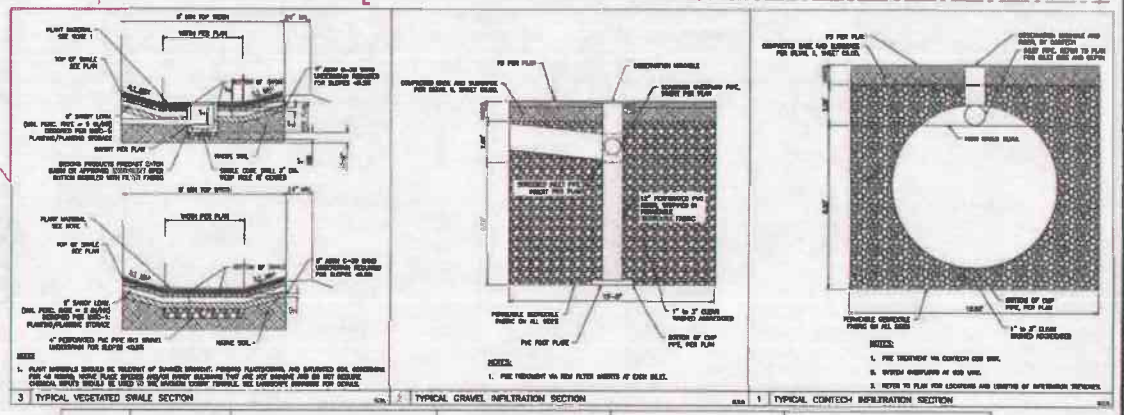
PLOT PLAN

RIVERSIDE COUNTY ARENA - PRELIMINARY WATER QUALITY MANAGEMENT PLAN

BEING A SUBDIVISION OF LOT 8, 9, AND 9 OF TRACT MAP NO. 24484, AS PER MAP BOOK RECORDED IN BOOK 412 PAGES 64 THROUGH 68, INCLUSIVE OF RECORD'S FOR RIVERSIDE COUNTY, AS PART OF NORTHSTAR SPECIFIC PLAN 343, PLANNING AREA 11.







AREA	DESCRIPTION	APPROXIMATE SURFACE AREA	DESIGN VBMP/QBMP	PROPOSED TREATMENT BMP	PROPOSED 100 YR STORM RETENTION
TRIBUTARY AREA 1	ARENA/SOUTH VIP PARKING	9.5 AC	VBMP = 9,060 CF TOTAL (4,940 PROVIDED IN CMP)	GRAVEL AND CMP INFILTRATION TRENCH	OUTLET TO CHANNEL/CULVERT AND DIRECTED TO EASTERN RETENTION BASIN
TRIBUTARY AREA 2	MARSHALLING YARD	0.6 AC	VBMP = 784	GRAVEL INFILTRATION TRENCH	OUTLET TO CHANNEL/CULVERT AND DIRECTED TO EASTERN RETENTION BASIN
TRIBUTARY AREA 3	WEST VIP PARKING	4.9 AC	VBMP = 4,625 CF TOTAL (2,511 PROVIDED IN CMP)	GRAVEL AND CMP INFILTRATION TRENCH	OUTLET TO CHANNEL/CULVERT AND DIRECTED TO EASTERN RETENTION BASIN
TRIBUTARY AREA 4	PARKING LOT/ ACCESS ROAD	7.8 AC	QBMP = 0.93 CFS	VEGETATED SWALE	OUTLET TO CHANNEL/CULVERT AND DIRECTED TO EASTERN RETENTION BASIN
TRIBUTARY AREA 5	PARKING LOT/ ACCESS ROAD	10.1 AC	QBMP = 1.21 CFS	VEGETATED SWALE	OUTLET TO CHANNEL/CULVERT AND DIRECTED TO EASTERN RETENTION BASIN
TRIBUTARY AREA 6	PARKING LOT/ ACCESS ROAD	7.4 AC	QBMP = 0.89 CFS	VEGETATED SWALE	OUTLET TO CHANNEL/CULVERT AND DIRECTED TO EASTERN RETENTION BASIN

POPULOUS

COACHELLA VALLEY ARENA

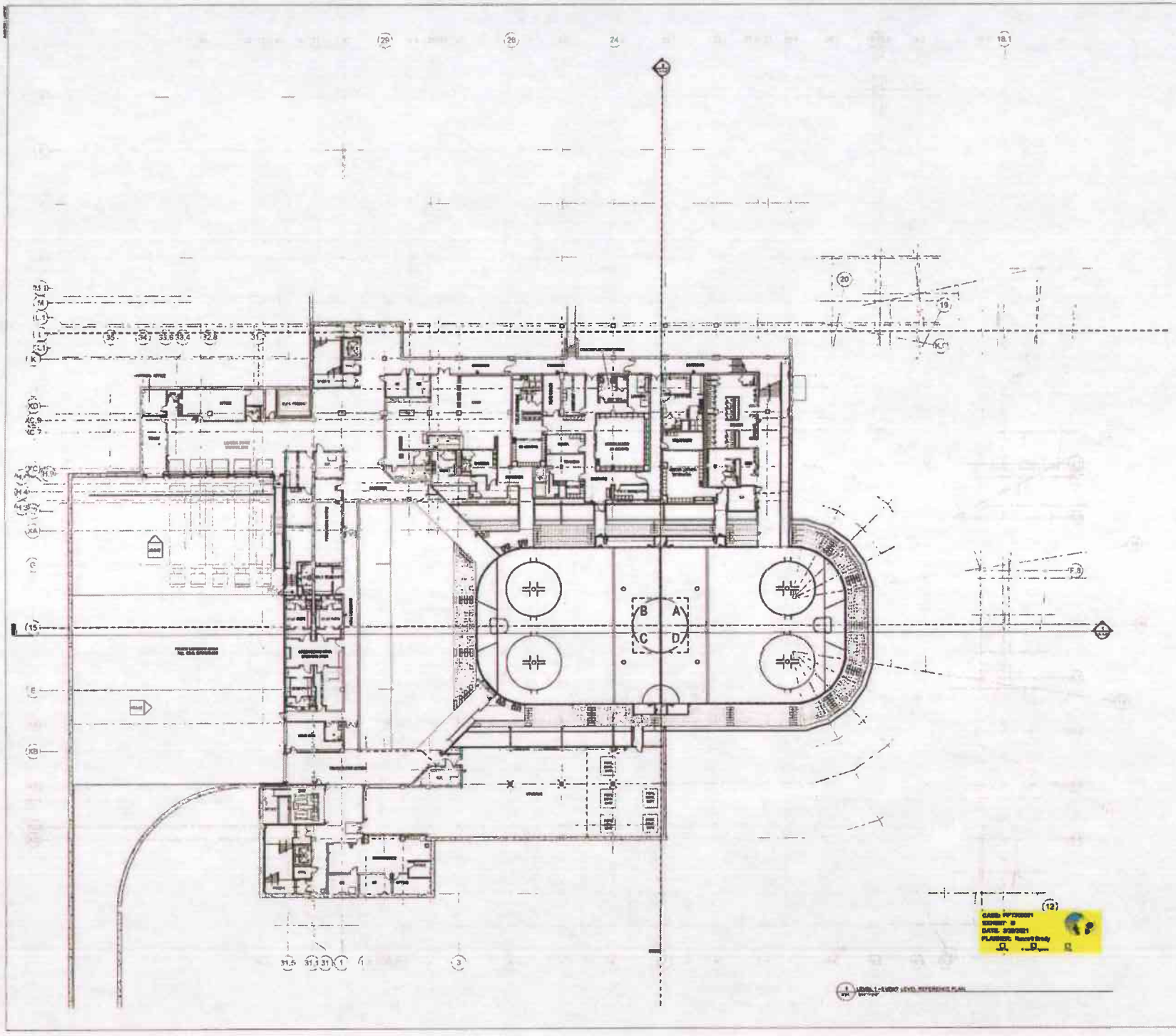
COACHELLA VALLEY, CALIFORNIA

PLOT PLAN

REVISIONS

PLOT PLAN - WQMP SHEET

4 OF 4



POPULOUS

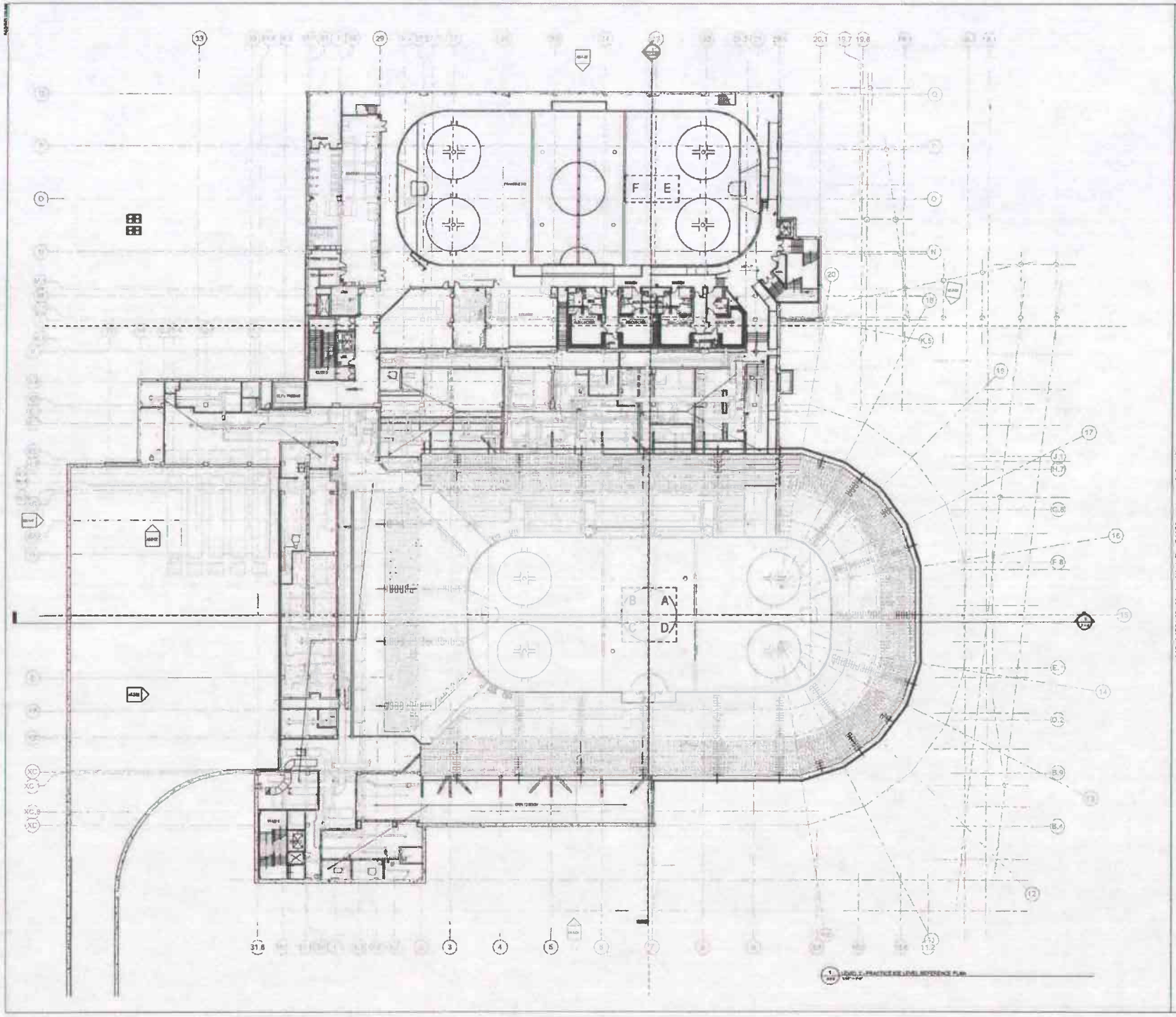
COACHELLA VALLEY ARENA

COACHELLA VALLEY, CALIFORNIA

REVISIONS

REFERENCE PLAN - EVENT LEVEL

A1-1



POPULOUS

COACHELLA VALLEY ARENA

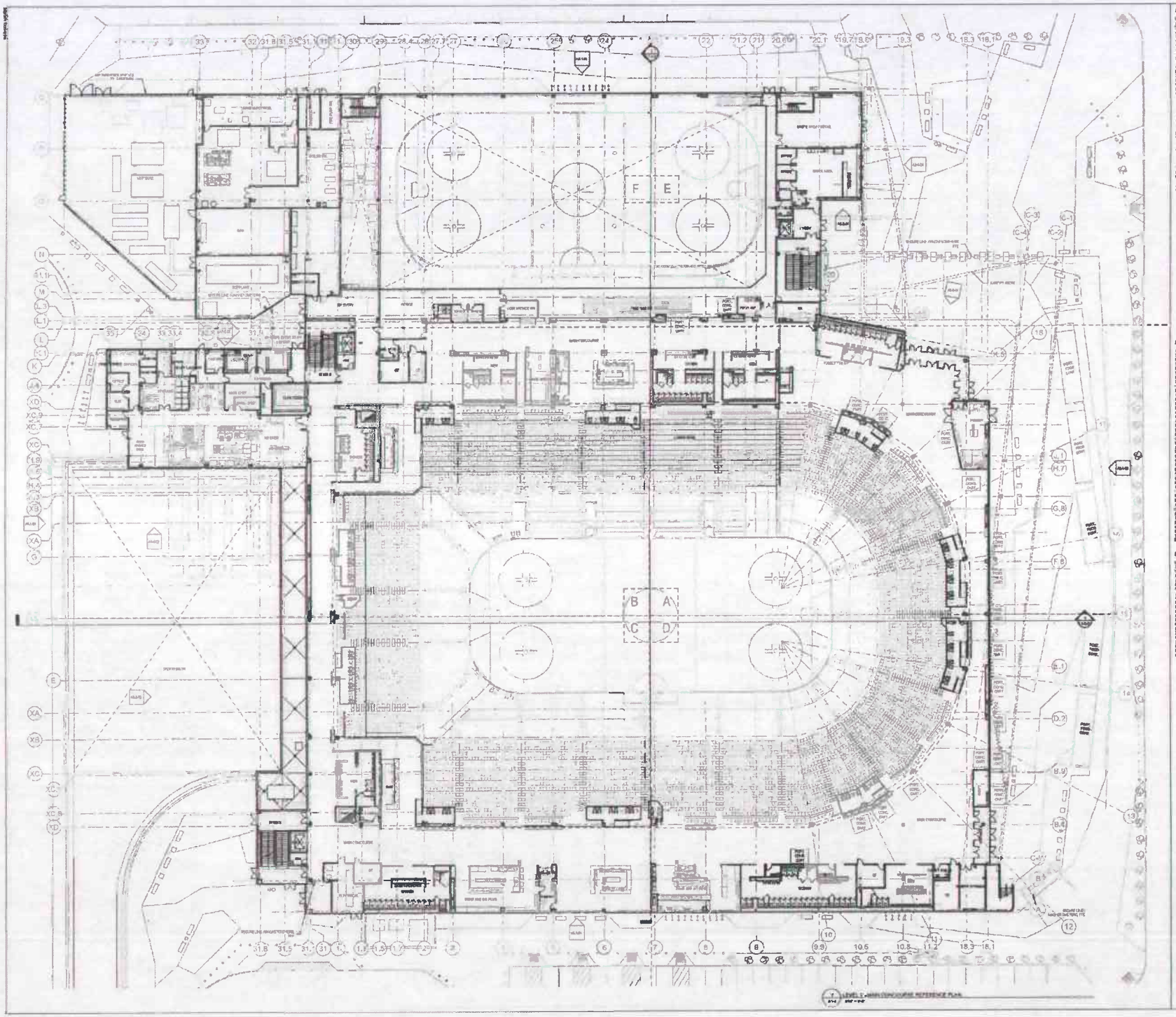
COACHELLA VALLEY, CALIFORNIA

100% CONSTRUCTION DOCUMENTS

REVISIONS

REFERENCE PLAN - PRACTICE ICE LEVEL

A1-2



PROJECT NORTH

TRUE NORTH

POPULOUS

COACHELLA VALLEY ARENA

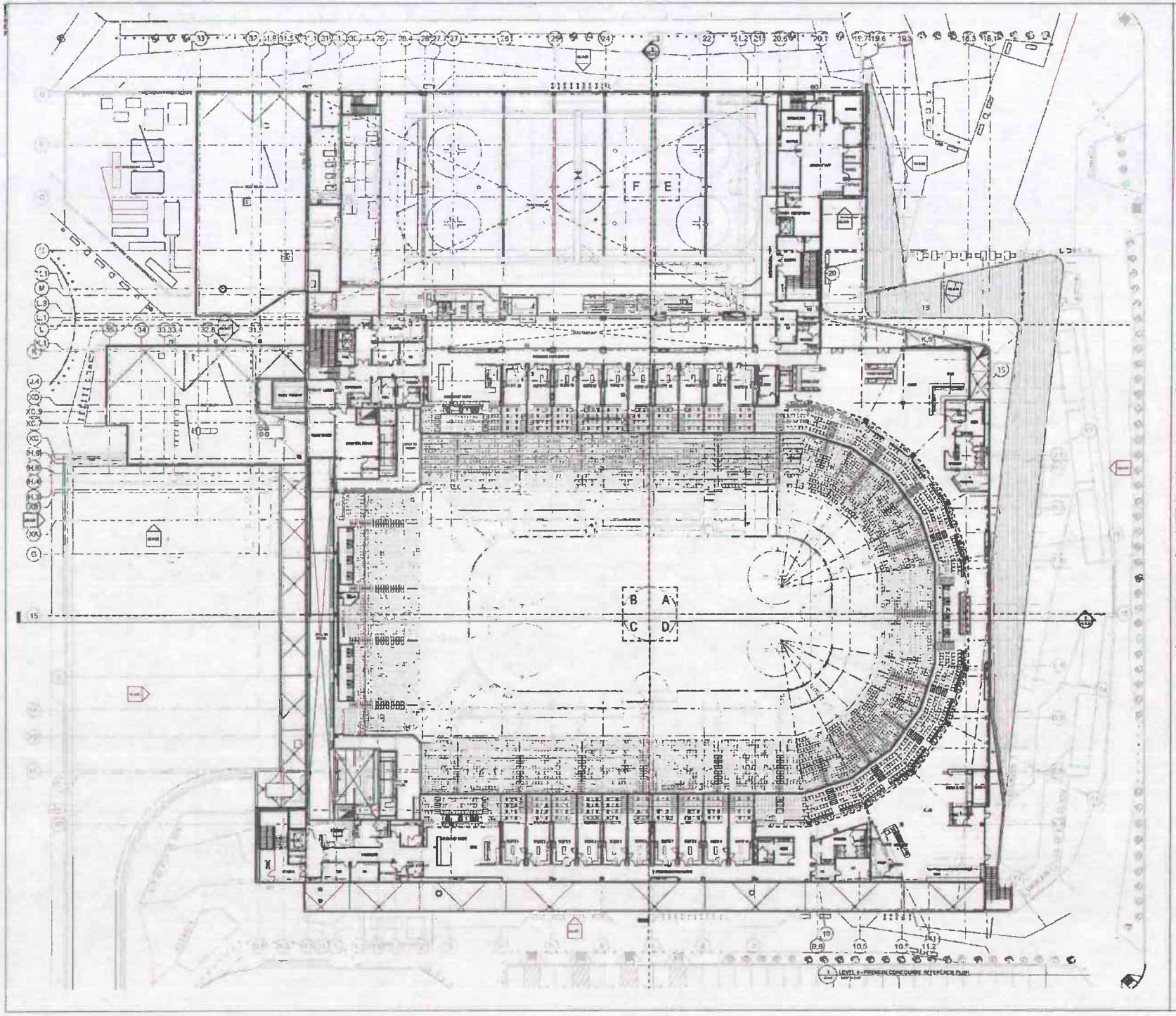
COACHELLA VALLEY, CALIFORNIA

100% CONSTRUCTION DOCUMENTS

REVISIONS

REFERENCE PLAN - MAIN CONCOURSE LEVEL

A1-3



POPULOUS

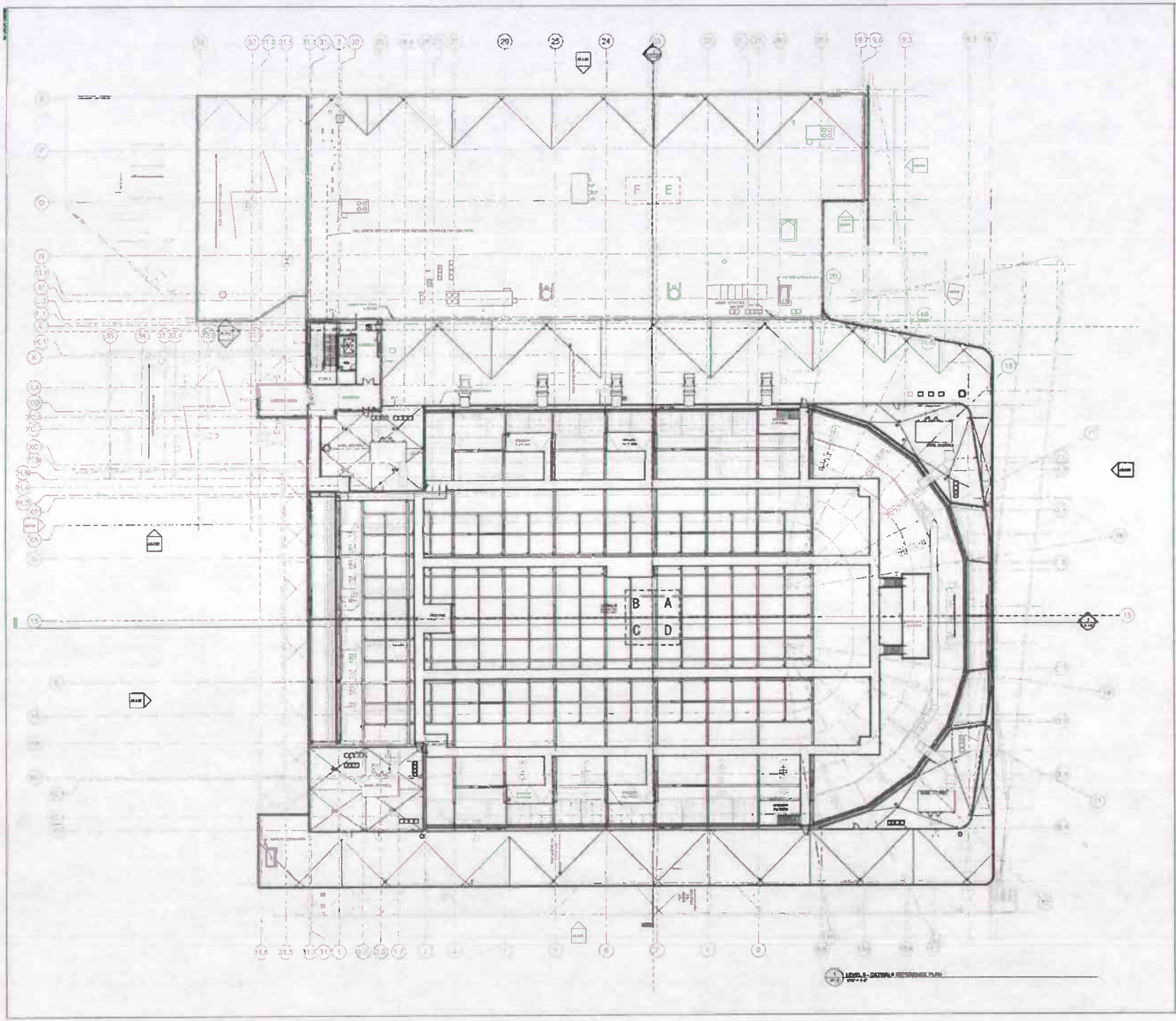
COACHELLA VALLEY ARENA

COACHELLA VALLEY, CALIFORNIA

REVISIONS

REFERENCE PLAN - PREMIUM CONCOURSE LEVEL

A1-4



LEVEL 5 - CATWALK REFERENCE PLAN

POPULOUS

COACHELLA VALLEY ARENA

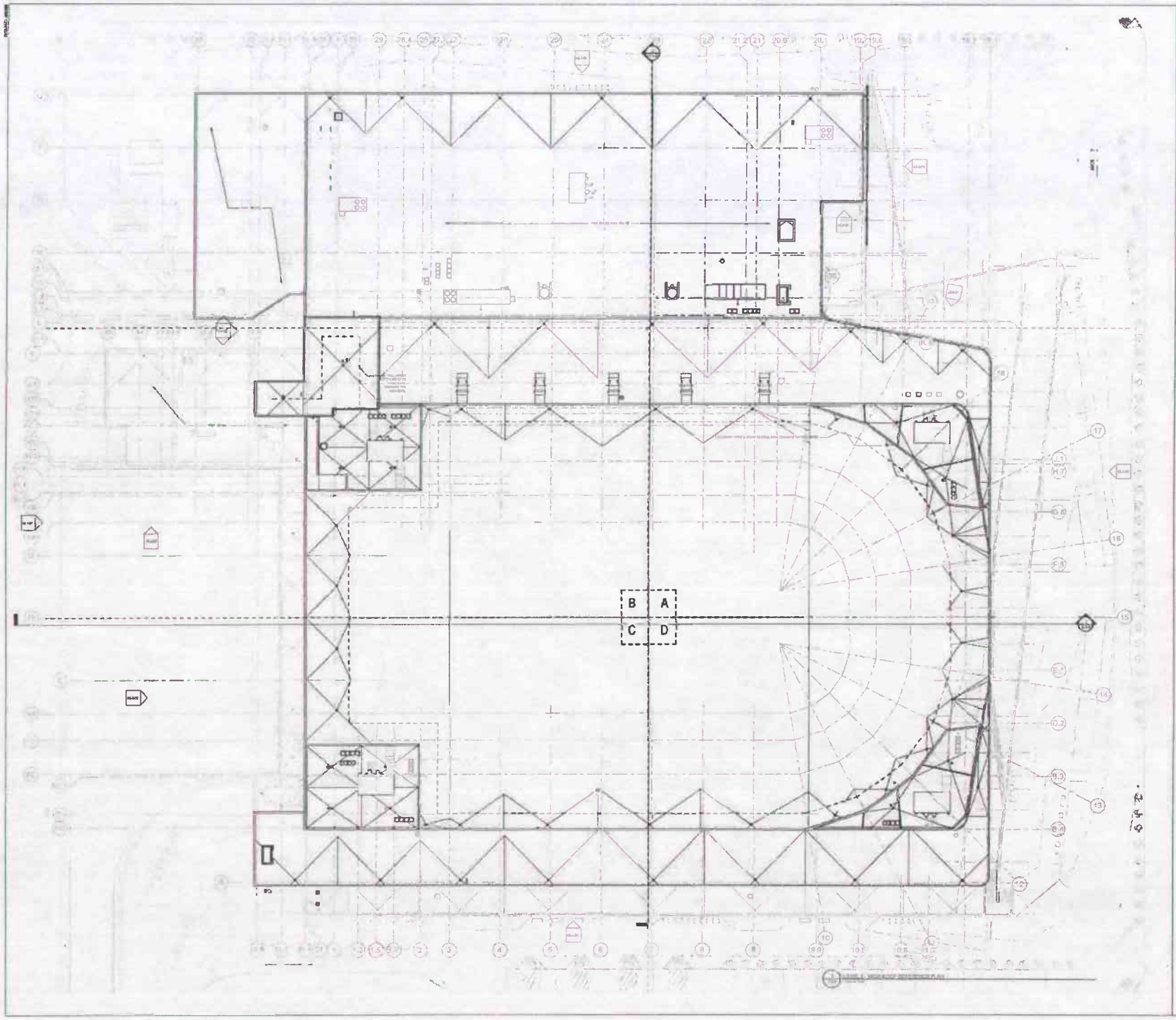
COACHELLA VALLEY, CALIFORNIA

100% CONSTRUCTION DOCUMENTS

REVISIONS

REFERENCE PLAN - CATWALK LEVEL

A1-5



PROJECT NORTH

TRUE NORTH

POPULOUS

COACHELLA VALLEY ARENA

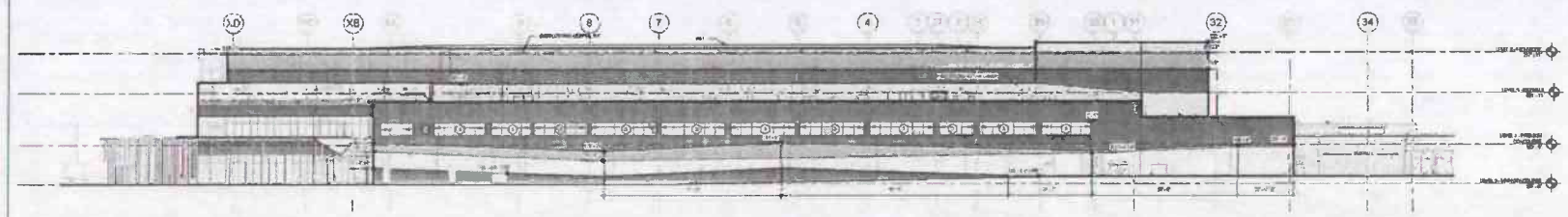
COACHELLA VALLEY, CALIFORNIA

CONSTRUCTION DOCUMENTS

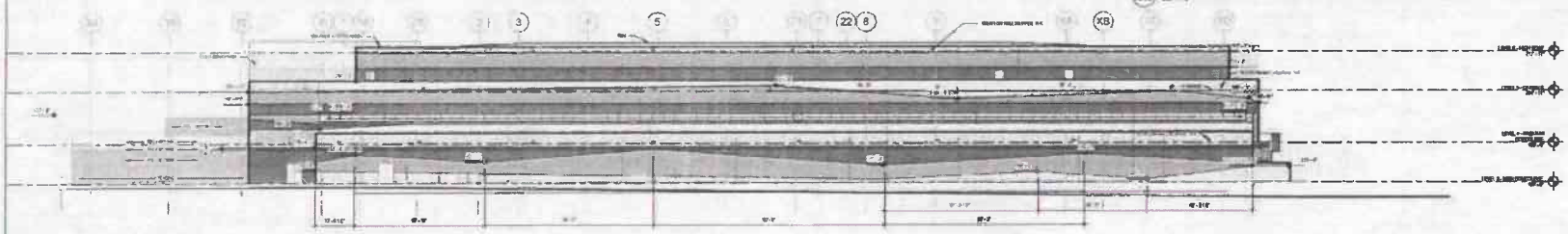
REVISIONS

REFERENCE PLAN - HIGH ROOF LEVEL

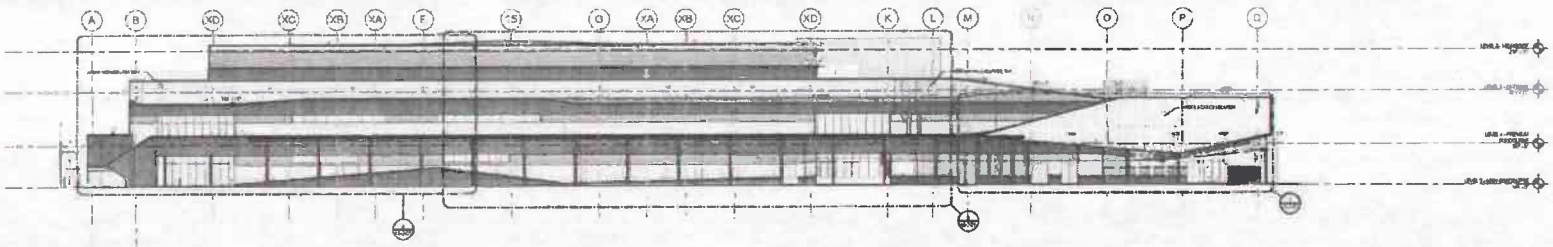
A1-6



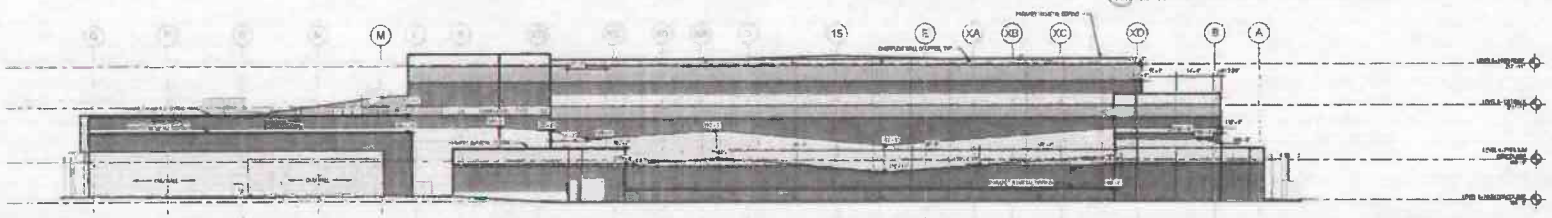
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

EXTERIOR

EX 1 - PERFORATED METAL PANEL SCREEN (CAN OPT. 2 SCREEN WALL)
BASIS OF DESIGN: CENTRIA ECOSCREEN RS-36, CUSTOM PERFORATION PATTERN, CUSTOM COLOR SELECTED BY ARCHITECT, ALUMINUM CLIP TO EF-1 SYSTEM

EX 2 - EIFS DRAINAGE WALL ASSEMBLY
BASIS OF DESIGN: STO THERM CI ENERGY
COLOR - SEE EIFS COLOR PATTERNING LEGEND ON THIS SHEET. CUSTOM COLOR SELECTED BY ARCHITECT.
COLD FORMED METAL FRAMING SIZE AS REQUIRED BY CODE.
RATING PER PLANS.
ON EXTERIOR WALL FACE: EIFS 1" XPS INSULATION, GLASS-MAT GYPSUM SHEATHING, COLD FORMED METAL STUD FRAMING, BATT INSULATION
TOTAL EFFECTIVE R VALUE OF SYSTEM TO BE R-20, GRAVITY RESISTIVE COMBINED UP TO 3' FROM GRADE.

EX 2.1 - EIFS DRAINAGE WALL ASSEMBLY
BASIS OF DESIGN: STO THERM CI ENERGY
COLOR - SEE EIFS COLOR PATTERNING LEGEND ON THIS SHEET. CUSTOM COLOR SELECTED BY ARCHITECT.
COLD FORMED METAL FRAMING SIZE AS REQUIRED BY CODE.
RATING PER PLANS.
ON EXTERIOR WALL FACE: EIFS 1" XPS INSULATION, GLASS-MAT GYPSUM SHEATHING, COLD FORMED METAL STUD FRAMING, BATT INSULATION
ON INTERIOR WALL FACE: PVC MEMBRANE OVER GLASS-MAT GYP.
TOTAL EFFECTIVE R VALUE OF SYSTEM TO BE R-20, GRAVITY RESISTIVE COMBINED UP TO 3' FROM GRADE.

EX 2.2 - EIFS DRAINAGE WALL ASSEMBLY
BASIS OF DESIGN: STO THERM CI ENERGY
COLOR - SEE EIFS COLOR PATTERNING LEGEND ON THIS SHEET. CUSTOM COLOR SELECTED BY ARCHITECT.
COLD FORMED METAL FRAMING SIZE AS REQUIRED BY CODE.
RATING PER PLANS.
ON EXTERIOR AND INTERIOR WALL FACE: EIFS 1" XPS INSULATION, GLASS-MAT GYPSUM SHEATHING, COLD FORMED METAL STUD FRAMING, BATT INSULATION
TOTAL EFFECTIVE R VALUE OF SYSTEM TO BE R-20, GRAVITY RESISTIVE COMBINED UP TO 3' FROM GRADE.

EX 3 - DIRECT APPLIED FINISH SYSTEM (DAFS)
BASIS OF DESIGN: STONCLIP SILVER - DUAL SCREEN
COLOR - SEE EIFS COLOR PATTERNING LEGEND ON THIS SHEET. CUSTOM COLOR SELECTED BY ARCHITECT.
COLD FORMED METAL FRAMING SIZE AS REQUIRED BY CODE.
RATING PER PLANS.
ON INTERIOR WALL FACE: GYPSUM SHEATHING, COLD FORMED METAL STUD FRAMING, BATT INSULATION TO 12" ABOVE ADJACENT ROOF.

EX 3 | EX 3 - STACKED WALL
EIFS DRAINAGE WALL ASSEMBLY OVER CONCRETE MASONRY WALL.

EX 4 - CONCRETE MASONRY WALL
METAL STUD SIZE AS REQUIRED BY CODE, R-19 BATT INSULATION, SHEATHING, FLUID APPLIED MEMBRANE, 2.5" RIGID INSULATION, 4" W X 4" H X 2" W, CMU MEMBER AND REQUIRED ACCESSORIES

GL 1 - VIRACON, TYPE 1
INSULATING GLASS UNIT, LOW-E, CLEAR, HS OR FULLY TEMPERED, 1/2" AIR SPACE, FRIT PATTERN ON SURFACE 3.

GL 2 - VIRACON, TYPE 2
SPANDREL LAMINATED - INSULATING GLASS UNIT, HS OR FULLY TEMPERED, 1/2" AIR SPACE, SURFACE 4 SPANDREL COATING.

GL 3 - VIRACON, TYPE 3
INSULATING GLASS UNIT, LOW-E, CLEAR, HS OR FULLY TEMPERED, 1/2" AIR SPACE, FILM COAT APPLIED ON GLAZING.

SF 1 - STOREFRONT SYSTEM
BASIS OF DESIGN: TRI-AM VENTAGLAZE 4517 WITH REQUIRED ACCESSORIES, CLASS 1 CLEAR ANODIZED FINISH, STRUCTURAL SILICONE GLAZING (SSG), TOTAL GLAZING PERFORMANCE TO MEET LANYLNE OF .30 AND SHGC OF .25.

RS 1 - ROOFING SYSTEM
PVC MEMBRANE, DRY COVER BOARD, POLYISOCYANURATE, TAPERED BOARD INSULATION, METAL DECK.

RS 2 - ROOF PAVER SYSTEM
BASIS OF DESIGN: HANOVER ROOF AND PLAZA PAVER SYSTEM, 2" BRICK PAVERS SUPPORTED ON ADJUSTABLE PEDESTALS AND SLOPE AT PAVERS, PATTERN AND FINISH AS SELECTED BY ARCHITECT, POLYISOCYANURATE TAPERED INSULATION, CRISP VACUUM INSULATED PANEL (R-40), OVER COMPOSITE DECK PER STRUCTURAL.

POPULOUS

COACHELLA VALLEY ARENA
COACHELLA VALLEY, CALIFORNIA

NON-CONSTRUCTION DOCUMENTS

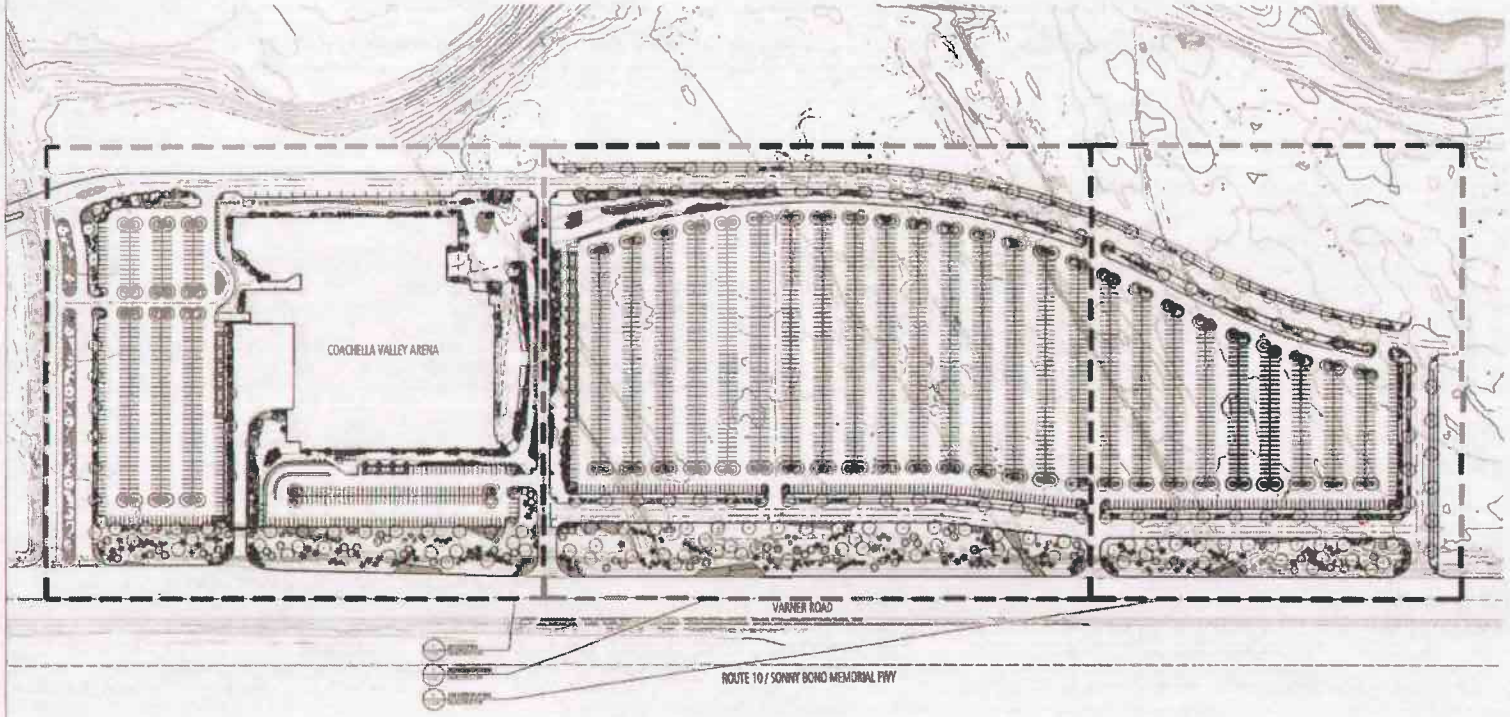
REVISIONS

EXTERIOR BUILDING ELEVATIONS

A5-1-01

CASE: PP220021
EXHIBIT: L
DATE: 1-7-2021
PLANNER: R.Brady

LEGEND



1 OVERALL PLANTING PLAN
PLAN

SCALE: 1"= 50'-0"

PLANTING NOTES:

PROJECT NORTH

TRUE NORTH

POPULOUS

PALM SPRINGS ARENA

COACHELLA VALLEY, CALIFORNIA

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

REVISIONS

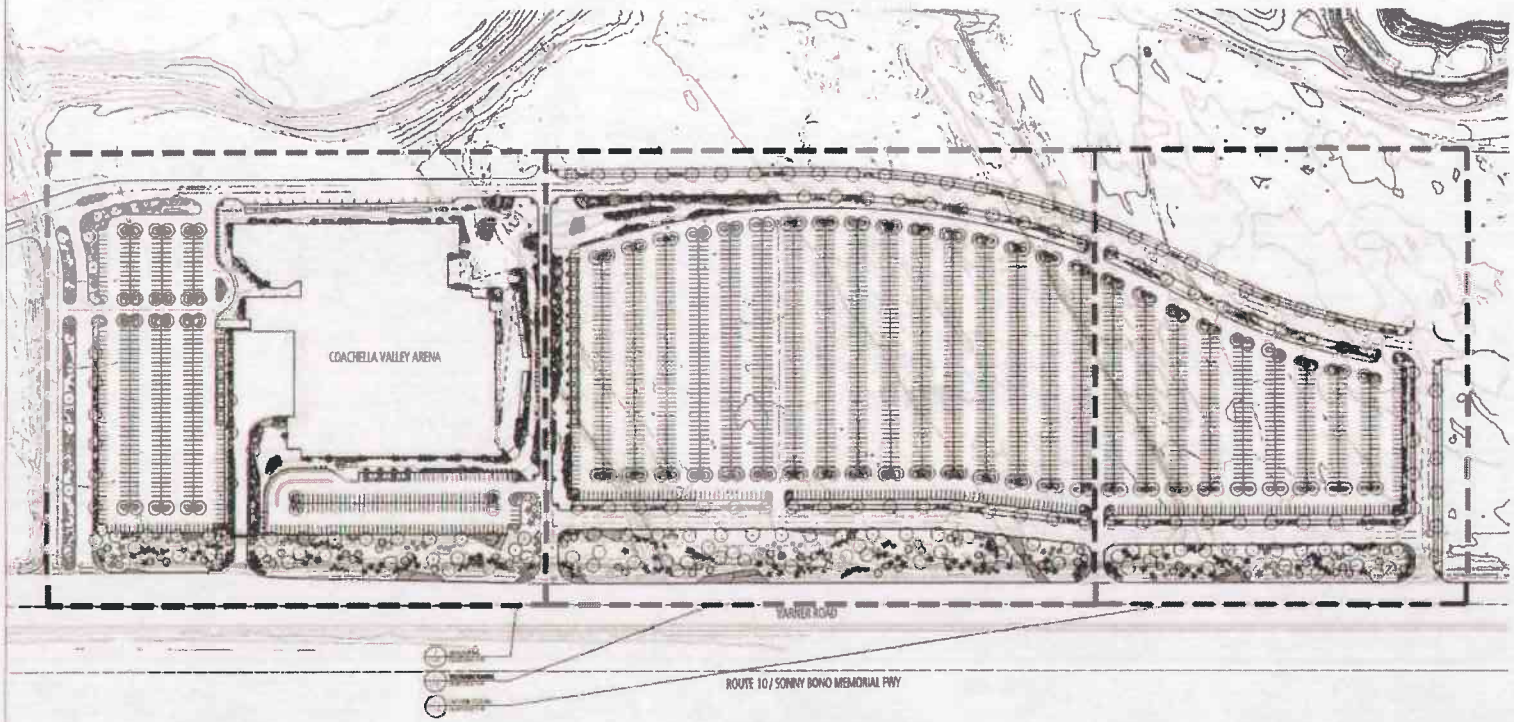
OVERALL PLANTING PLAN

L 1-00

CASE: PPT200021
EXHIBIT: L
DATE: 1-7-2021
PLANNER: R Brady

2

LEGEND



1 OVERALL PLANTING PLAN
PLAN

SCALE: 1" = 40'-0"

PLANTING NOTES:

PROJECT NORTH

TRUE NORTH

POPULOUS

PALM SPRINGS ARENA

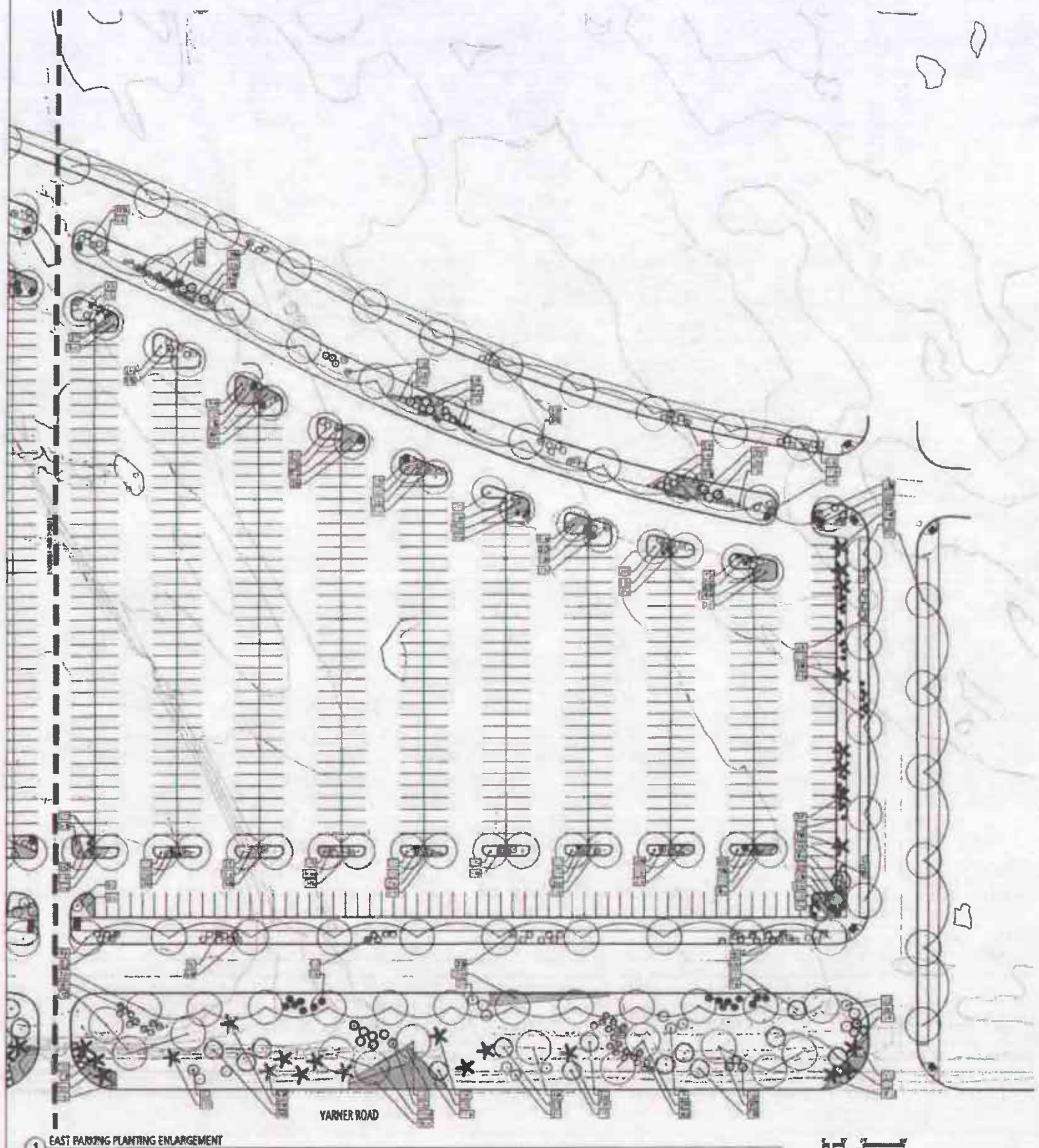
COACHELLA VALLEY, CALIFORNIA

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

REVISIONS

OVERALL PLANTING PLAN

L 1-00



1 EAST PARKING PLANTING ENLARGEMENT

PLAN

PLANTING SCHEDULE (THIS SHEET ONLY):

LEGEND:

PLANTING NOTES:

PROJECT NORTH

TRUE NORTH

POPULOUS

PALM SPRINGS ARENA

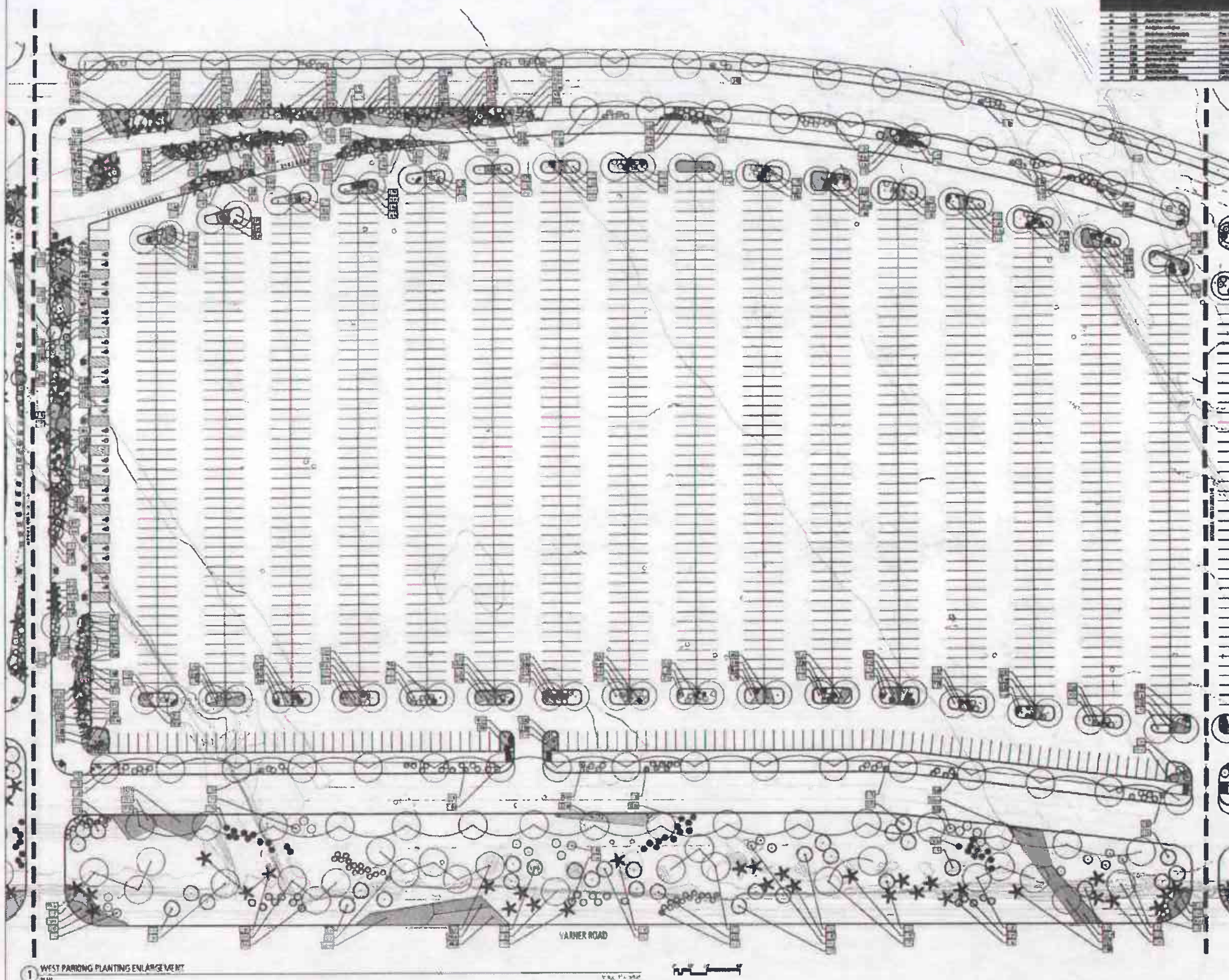
COACHELLA VALLEY, CALIFORNIA

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

REVISIONS

EAST PARKING PLANTING PLAN

L 1-01



1 WEST PARKING PLANTING ENLARGEMENT
PLAN

PLANTING SCHEDULE (THIS SHEET ONLY):

LEGEND:

PLANTING NOTES:

PROJECT NORTH

TRUE NORTH

POPULOUS

PALM SPRINGS ARENA

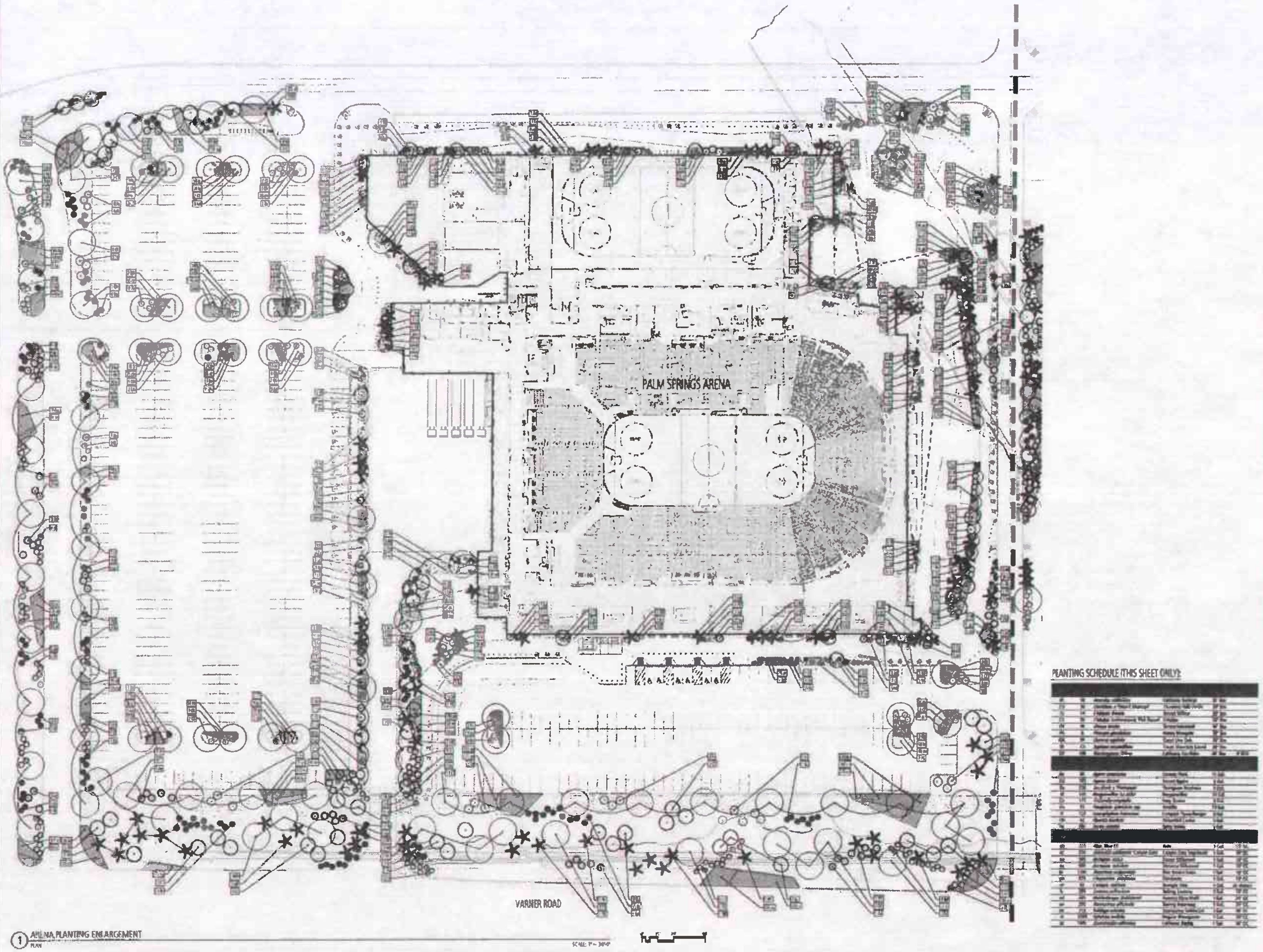
COACHELLA VALLEY, CALIFORNIA

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

REVISIONS

WEST PARKING PLANTING PLAN

L 1-02



1 ARENA PLANTING ENLARGEMENT

POPULOUS

PALM SPRINGS ARENA

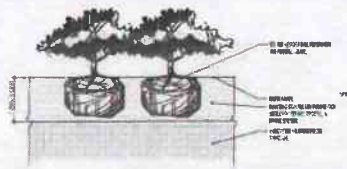
COACHELLA VALLEY, CALIFORNIA

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

REVISIONS

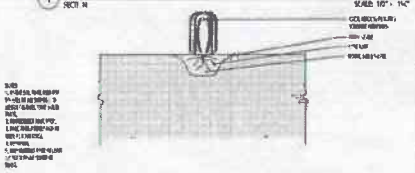
ARENA PLANTING PLAN

L 1-03

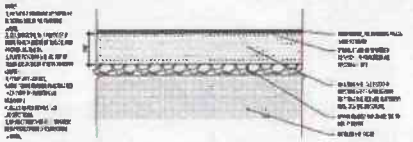


1 SHRUB PLANTING
SECTION

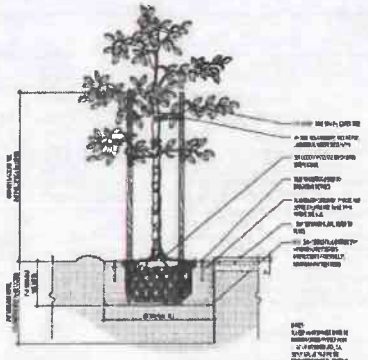
2 PERENNIAL PLANTING DETAIL
SECTION



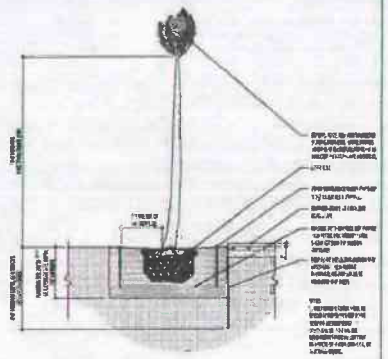
3 CACTI PLANTING
SECTION



4 SOIL PLACEMENT - NEW PLANTING BEDS
SECTION



5 TREE PLANTING
SECTION



6 PALM TREE PLANTING
SECTION

PROJECT NORTH

TRUE NORTH

POPULOUS

PALM SPRINGS ARENA

COACHELLA VALLEY, CALIFORNIA

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

REVISIONS

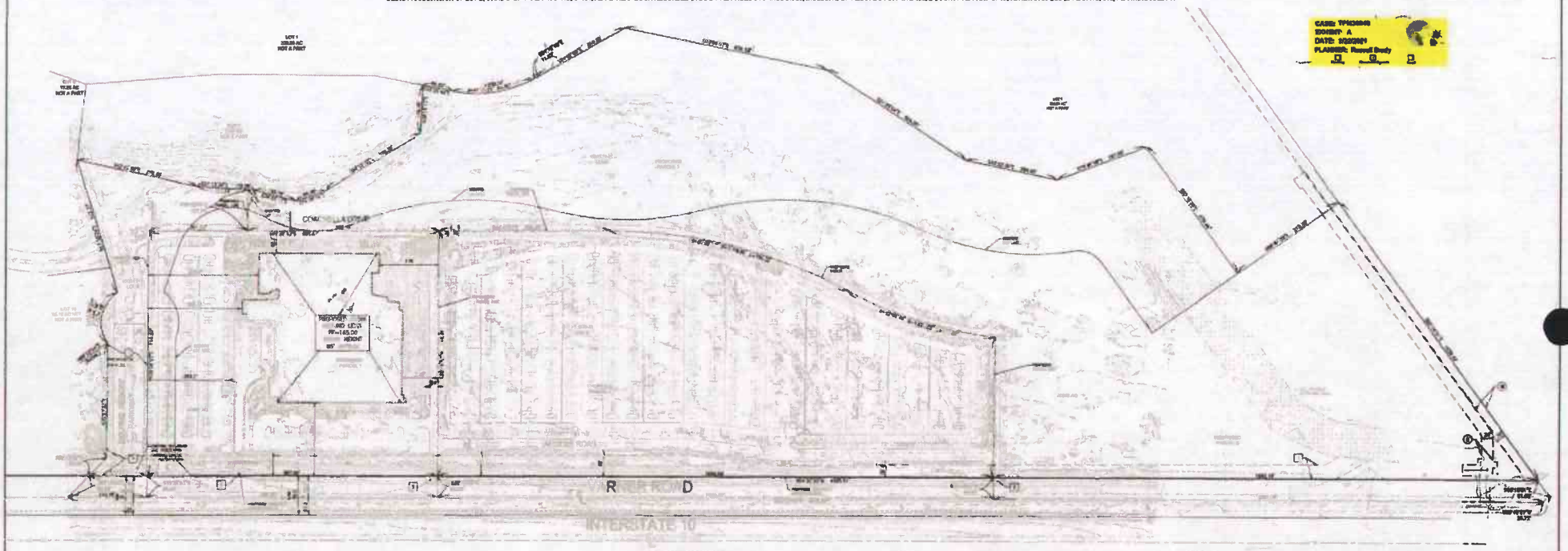
LANDSCAPE DETAILS

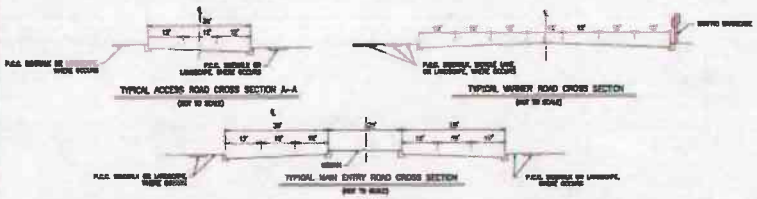
L 2-00

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP - 38040

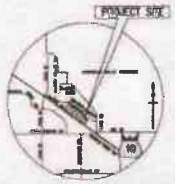
BEING A SUBDIVISION OF LOT B, 5 AND 8 OF TRACT MAP NO. 34484, AS PER MAP BOOK RECORDED IN BOOK 412 PAGES 64 THROUGH 69, INCLUSIVE OF RECORDS FOR RIVERSIDE COUNTY AS PART OF NORTHSTAR SPECIFIC PLAN NO. 343, PLANNING AREA 11





FLOOD ZONE

THE PROPERTY IS WITHIN ZONE AO (DEPTH 2 FEET, VEL 0 FEET/SECOND), PER FEMA FLOOD MAP NO. 06065C0760G, EFFECTIVE ON 08/28/2008.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. THIS PROJECT IS LOCATED WITHIN PLANNING AREA 11, NORTHSTAR SPECIFIC PLAN 343.
2. THERE EXISTING ONE 2004 SERIES FUEL TOD J-2, AND FUEL TOD J-4
3. NO STRUCTURES EXISTING ON THIS PROPERTY.
4. ONE TEMPORARY EMERGENCY EXIT ON THIS PROPERTY.
5. NO PROPOSED EXISTING GRADE THIS ACCESS ROAD
6. PROPERTY IS NOT WITHIN A CONGESTED SERVICES DISTRICT.
7. NO RIGHTS OF WAY TO BE VACATED IN PHASE.
8. NO SUBSURFACE SEPTIC SYSTEMS, IS PROPOSED.
9. THERE ARE NO OPEN CHANNELS.
10. NO EXISTING AREAS OR BELOW GROUND PLANNING/CONSULTING LEVEL ON SITE OR.
11. THERE ARE ADJACENT PROPERTIES OWNED BY THE APPLICANT.
12. ALL OPEN AREAS AND LANDSCAPE AREAS WILL BE MAINTAINED BY OWNER.
13. BUILDING AND LANDSCAPE PLANS WILL BE SEPARATED SEPARATELY.
14. PROPOSED OPEN AREA, AREA, AND SEWER LINES ARE CONCEPTUAL ONLY.
15. PROPOSED GRADING IS CONCEPTUAL ONLY.
16. PROPOSED WATER QUALITY MANAGEMENT PLAN IS CONCEPTUAL ONLY.
17. REFER TO PROPOSED PLOT PLANS FOR ADDITIONAL SITE INFORMATION.

LEGAL DESCRIPTION

LOTS B, 5 AND 8 OF TRACT NO. 34484, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 412, PAGES 64 TO 69 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS SHE WAS, WHEN ENTITLED IN THE CONVEYANCE OF PROPERTY DESCRIBED BY FORMAL DEED DATED JUNE 24, 2013 RECORDED JUNE 25, 2013, AS INSTRUMENT NO. 2013-0300013 OF OFFICIAL RECORDS.

EXCEPTING THE RIGHTS, RIGHTS AS RESERVED IN AND RESERVED BY THE STATE OF CALIFORNIA IN THE FINAL RECORDED JUNE 5, 1925 IN BOOK 125 PAGE 237 OF OFFICIAL RECORDS.

EARTHWORK QUANTITY ESTIMATE

CUT = ± 100,000 CY. (EXP)

FILL = ± 100,000 CY. (EXP)

OWNER AND APPLICANT

THE S.A. AND FRANCES C. BOWEN FOUNDATION
PO BOX 12209
PALM DESERT, CA 92255-2209

UTILITY CONTACTS

WATER/SEWER	SAN GORGONIO VALLEY WATER DISTRICT	(760) 302-0234
GAS	THE GAS COMPANY	(800) 427-2200
ELECTRIC	SOUTHERN CALIFORNIA EDISON	(800) 655-2234
TELEPHONE	VERIZON	(877) 772-2372
CABLE	SPECTRUM	(888) 223-2234
SCHOOL	BANNING UNIFIED SCHOOL DISTRICT	(951) 779-4600

TOPOGRAPHY SOURCE

SOURCE
NORTH, SOUTHWEST, INC.
27000 CROSSROADS STREET, SUITE 101
MONTEREY, CA 93940
FLOW DATE: 1/2/2

MAP PREPARED BY:

KPFF CONSULTING ENGINEERS
700 SOUTH FLOWER STREET, SUITE 2400
LOS ANGELES, CA 90017
(213)418-0201

ASSESSOR'S PARCEL NOS.

LOT B: 666-100-012
LOT 5: 666-100-009 AND 666-100-011
LOT 8: 666-100-010 AND 666-100-013

AREAS

EXISTING AREAS			
LOT 5	NET:	1,004,372 SQ. FT.	(23.06 AC)
LOT 8	NET:	2,000,973 SQ. FT.	(46.00 AC)
	GROSS:	2,171,201 SQ. FT.	(72.00 AC)
LOT B	NET:	330,977 SQ. FT.	(8.31 AC)
	GROSS:	362,000 SQ. FT.	(8.70 AC)
PROPOSED PARCELS			
PARCEL 0	NET:	172,004 SQ. FT.	(4.00 AC)
	GROSS:	180,100 SQ. FT.	(4.17 AC)
PARCEL 1	NET:	600,000 SQ. FT.	(13.10 AC)
	GROSS:	710,000 SQ. FT.	(16.31 AC)
PARCEL 2	NET:	1,100,007 SQ. FT.	(30.34 AC)
	GROSS:	1,210,204 SQ. FT.	(27.80 AC)
PARCEL 3	NET:	2,100,210 SQ. FT.	(50.20 AC)
	GROSS:	2,304,001 SQ. FT.	(52.90 AC)

LAND USE

EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL AND RESIDENTIAL AREAS AND PARKING LOT
ADJACENT LAND USES:	NORTH: GOLF COURSE
	SOUTH: VACANT
	WEST: VACANT
	EAST: VACANT
EXISTING ZONING:	SP 343
PROPOSED ZONING:	SP 343
DEVELOPMENT STATUS:	NO, YES, SP (AMENDMENT NO. 2)

FLOOD HAZARD

THERE THE WITH FLOOD ZONE, ZONE AO, FEMA MAP NUMBER 06065C0760G, EFFECTIVE DATE AUGUST 28, 2008, FLOOD ZONE IS PROVIDED FOR INCORPORATION WITH CONSOLIDATED WATER DISTRICT AND PROPOSED DRAINS FLOOD CONTROL DISTRICT

EROSION HAZARD

THE PROJECT IS CONTROL TO DESIGN FLOW DATA MANUAL AND A FLOOD PLAN WILL BE PREPARED AND APPROVED FOR THE SITE.

CONTOUR INTERVAL

CONTOUR INTERVAL OF 1 FT. INTERVALS

VCMP NOTES

1. THE PROPOSED DEVELOPMENT WILL BE SPLIT INTO A PROPOSED TRIBUTARY AREA.
2. AREA 1 (APPROXIMATELY 5.0 AC), WILL INCLUDE THE NEW AREAS, PROPOSED RIP RAPPING, AND DESIGNATED OVERSIZE. THIS AREA WILL BE TRAPPED BY AN INFILTRATION TRENCH AND DISPLAY TO PROPOSED DRAINAGE CHANNEL.
3. AREA 2 (APPROXIMATELY 3.0 AC) WILL INCLUDE THE BELOW GRADE DISPLAYED WILL. THIS AREA WILL BE TRAPPED BY A DETENTION TRENCH AND DISPLAY TO PROPOSED DRAINAGE CHANNEL.
4. AREA 3 (APPROXIMATELY 4.0 AC) WILL INCLUDE THE DESIGN UP PARKING AREA. THIS AREA WILL BE TRAPPED BY AN INFILTRATION TRENCH AND DISPLAY TO PROPOSED DRAINAGE CHANNEL.
5. AREAS 4 THROUGH 6 (APPROXIMATELY 5.0, 10.1, AND 7.0 AC, RESPECTIVELY) WILL BE PART OF THE PROPOSED PARKING LOT PART OF THE AREAS AND WILL BE TRAPPED BY DETENTION BASINS. THESE DETENTION BASINS WILL DISPLAY AND THE PROPOSED DRAINAGE CHANNEL.
6. ALL DATA TO DISPLAY TO 100 YEAR FLOOD CHANNEL ACCORDING TO WATER BASIN.
7. ALL TRIBUTARY AREAS AND PROPOSED RIP RAPPING ARE CONCEPTUAL. FINAL VCMP TO BE DETERMINED.

LOT NOTES

LOT LINES DEPICTED ARE BASED ARE APPROXIMATE IN NATURE AND WILL BE REFINED DURING THE FINAL MAP PROCESS.

IN SEARCH THE RIGHT OF CONSIDERING LOTS.

GEOLOGIC HAZARD

THE PROPERTY IS SUBJECT TO GEOLOGIC HAZARDS (SEISMIC SHAKING) AND IS NOT SUBJECT TO FAULT RUPTURE ZONES.

LEGEND

EXISTING PROPERTIES & EASEMENTS	
BOUNDARY	
PROPERTY LINE	
CENTER LOT LINE	
PROPOSED LOT LINE	
RIGHT OF WAY LINE	
TF	FINISHED FLOOR
G.S.P.	TOPOS OF GUT
F.G.C.	FINISHED GRADE CURBS
TP	HIGH POINT
LP	LOW POINT

EASEMENT NOTES

EASEMENTS

1. LOT 1 IS DEDICATED TO PUBLIC USE, EXCEPTING THE PUBLIC RIGHT PROPOSED PARCEL WITH THE SEWER CHANNEL AND DRAINS THE LANDSCAPE SHALL BE THE SAME OF THAT MAP NO. 34484.
2. LOT A IS DEDICATED AS A "PRIVATE RIGHT" FOR THE PRIVATE USE OF THE LAND OWNER, PROPERTIES, ASSIGNEES, AND LOT OWNERS WITH THE SAME USE OF THE MAP OF THAT MAP NO. 34484.
3. A PERMANENT, NON-EXCLUSIVE, RESTRICTED, EASEMENT GRANT FOR THE PURPOSES OF ACCESS AND RESTRICTED USES AND ACCESS ALL LOTS, FOR THE BENEFIT OF THE LAND OWNER PROPERTIES, ASSIGNEES AND LOT OWNERS ON THE MAP OF TRACT MAP NO. 34484.
4. A PERMANENT, NON-EXCLUSIVE, RESTRICTED, EASEMENT GRANT FOR THE PURPOSES OF DRAINAGE, SEWERS AND PUBLIC UTILITIES GRANT AND ACCESS ALL LOTS, FOR THE BENEFIT OF THE LAND OWNER PROPERTIES, ASSIGNEES AND LOT OWNERS ON THE MAP OF TRACT MAP NO. 34484.
5. AN EASEMENT GRANT OF THE PROPOSED DRAINAGE AND PUBLIC UTILITIES AND RESTRICTED, PURPOSES AS DEDICATED NO. 2004-0700000 IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY.
6. AN EASEMENT GRANT FOR PUBLIC UTILITIES AND ACCESS AND RESTRICTED, PURPOSES AS DEDICATED NO. 2004-0700000 IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY.
7. ADDITIONAL RIGHTS OF ACCESS AND DRAINS TO AN FOR SEWER DRAIN, EXCEPT THE GENERAL DEDICATION OF TRACTS, ONE DRAIN DEDICATED OR DESIGNATED IN THE MAP OF TRACT MAP NO. 34484.
8. AN EASEMENT GRANT FOR PUBLIC UTILITIES AND ACCESS AND RESTRICTED, PURPOSES AS DEDICATED NO. 2004-0700000 IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY.
9. A NON-EXCLUSIVE EASEMENT GRANT ACCESS ALL LOTS AS DEDICATED NO. 2004-0700000 IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY.
10. ALL TRIBE AND PROPERTIES DEDICATED IN THE EASEMENT DETAILED "DEDICATED PURPOSES GRANT ACCESS EASEMENT" AS DEDICATED NO. 2004-0700000.
11. A TRACT OF THAT MAP DEDICATED AS A PARCEL OF THE UNITED STATES OF AMERICA IN THE FORMER DEPARTMENT NO. 7125, AS BOOK 2004, PAGE 1700 OF OFFICIAL RECORDS.

EASEMENTS

1. PROPOSED EASEMENT OF DEDICATED WORK FOR DRAIN DRAINAGE CONVENIENCE.
2. ACCESS DRAIN LINE FROM WATER BASIN.
3. ENERGY IN WATER OF DATA, OF DEDICATED WORK AGAIN BEHIND BEHIND PARKING CONVENIENCE DRAIN.

PLANTED PARKING	
BUILDING CONTROL	
BUILDING CONTROL	
BUILDING CONTROL	
BUILDING CONTROL	
PLANTED PARKING	
TO BE REMOVED	
PLANTED PARKING	
BUILDING CONTROL	
BUILDING CONTROL	
BUILDING CONTROL	
PLANTED PARKING	
BUILDING PARKING	
TO BE REMOVED	

kpff

RIVERSIDE COUNTY ARENA	TENTATIVE PARCEL MAP 38040

SHEET 1 OF 1

Addendum to the

NorthStar Specific Plan

Final Environmental Impact Report No. 470

SCH #2005011054

Prepared for:

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

Prepared by:

Meridian Consultants, LLC
910 Hampshire Road, Suite V
Westlake Village, California 91361

March 2021

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1.0 INTRODUCTION

This document is an addendum (the Addendum) to Final Environmental Impact Report No. 470 (EIR No. 470) (SCH No. 2005011054) (as used herein, the Final EIR or EIR No. 470), prepared in accordance with the California Environmental Quality Act and its implementing guidelines and regulations (CEQA). This Addendum was prepared by the Planning Department of the Riverside County Transportation & Land Management Agency, serving as the Lead Agency for the proposed Project, as defined in CEQA Guidelines Sections 15050- 15051. The Lead Agency is defined as the agency with primary responsibility for approving and carrying out the proposed project (the Project).

The following information is provided in this Introduction: 1) the principal requirements of CEQA; 2) the history of the NorthStar Specific Plan No. 343 and associated approvals (collectively, the Approved Specific Plan); 3) a summary of the proposed amendment to the Approved Specific Plan (the Amendment); 4) the purpose of this Addendum in relation to the certified Final EIR; 5) the standards for adequacy of an addendum to an EIR pursuant to the State CEQA Guidelines; 6) a description of the format and content of this Addendum; and 7) Riverside County's processing requirements to consider the proposed Amendment to the Approved Specific Plan and related actions for approval. Following this introductory information is Riverside County's Environmental Assessment Form, which serves as the CEQA Initial Study for the proposed Project and that provides conclusive evidence that all potentially significant environmental effects of the proposed Project were previously adequately analyzed the Final EIR.

The County of Riverside (County) received an application from SoCal Arena Company, LLC (Applicant) for the following actions: (1) Specific Plan Amendment (SP00343A02), (2) General Plan Amendment (GPA200005 and OAPL2001271), (3) Plot Plan (PPT200021), (4) Tentative Parcel Map (38040), and (5) Change of Zone (CZ2000025). These proposed actions include a Specific Plan Amendment to reduce the size of Planning Area 8 as established by the Approved Specific Plan and make minor adjustments to the boundaries of Planning Areas 4, 6, and 7 in order to accommodate the addition of a new Planning Area 11, which would allow the development a new multi-purpose arena, event center, and hockey training facility with practice ice, surface parking, and a retail skate shop (all such uses collectively referred to in this Addendum as the "Arena"), on approximately 44.41-acres gross (the "Project Site")[1] as described in more detail in **Section 2.0: Project Description.**

---

[1] Proposed Planning Area 11 encompasses a total of approximately 41.4 acres. The gross acreage for the Project Site in the Tentative Parcel Map (38040) includes additional land that is not required to be accounted for in specific plan purposes. Thus, the Project Site gross acreage is approximately 44.41 acres.

1.1 Project Background and Summary of Environmental Impact Report No. 470

In 1981, the County approved the "Oasis" project (Specific Plan No. 151), which was a mixed-use residential (mobile homes) and commercial development that included a 27-hole golf course and maintenance facility. A name change occurred, and what was renamed the NorthStar Specific Plan was amended to facilitate a similar mixed-use concept as the "Oasis" Specific Plan, but modified to include single-family detached residential dwellings instead of mobile homes. The commercial area was also changed to accommodate a business park in 1988. The County approved a second amendment to Specific Plan No. 151, then referred to as the "NorthStar Commerce Center and Golf Club," in 1998. The mixed-use development concept remained, but the plan was modified to include additional business park, commercial and recreational oriented land uses. The second amendment also resulted in the elimination of all permanent dwelling units.

NorthStar Specific Plan No. 343, which replaced Specific Plan No. 151, was approved and Final Environmental Impact Report (EIR No. 470) was certified by the Riverside County Board of Supervisors on April 4, 2006. Concurrently therewith, the County also approved General Plan Amendment No. 707 and Change of Zone No. 7002. The adopted NorthStar Specific Plan allows a golf course on approximately 240 acres, a golf clubhouse on approximately 5.9 acres, a golf hotel on approximately 17.6 acres, golf villas on approximately 7.3 acres, resort timeshare units on approximately 9.95 acres, golf view condominiums on approximately 33.2 acres, mixed use development on approximately 36.2 acres, industrial park uses on approximately 69.6 acres, executive office uses on approximately 16 acres, and community commercial uses on approximately 20 acres.

The entitlements previously adopted for the NorthStar Specific Plan include the following: SP 151, SP 151 A#1, SP151 A#2, DA 16, GPA707, CZ7002, PP19740, PP20570, PP19050, PP19242, and TR34484.

1.2 Project Summary

The proposed Arena Project consists of, and is more particularly described in, Specific Plan Amendment SP00343A02, General Plan Amendment GPA200005 and OAPL2001271, Plot Plan PPT200021, Tentative Parcel Map 38040 and Change of Zone CZ2000025. Together these proposed actions would affect Planning Areas previously designated for development of other uses within the NorthStar Specific Plan. The proposed Project would include a Specific Plan Amendment to reduce the size of Planning Area 8 and make minor adjustments to the boundaries of Planning Area 4, 6, and 7 in order to accommodate the addition of a new Planning Area 11, which would allow the development a new multi-purpose arena, event center, and training facility with practice ice, public open space, surface parking, and a retail skate shop on the approximately 44.41-gross acre Project Site. Refer to **Section 2.0: Project Description** for a comprehensive description of the proposed Project.

1.3 California Environmental Quality Act

CEQA is a Statewide environmental law codified in the California Public Resources Code §§ 21000-21 177. CEQA applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. CEQA requires that public agencies analyze and acknowledge the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts to the environment when avoidance or reduction is feasible. The CEQA compliance process also gives other public agencies and the general public an opportunity to comment on a proposed project's environmental effects.

1.4 CEQA Standards for an Addendum

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

1.5 Type of CEQA Compliance Document and Level of Analysis

This Addendum is an addendum to the certified Final EIR for the Approved Specific Plan for the proposed Amendment. This Addendum was prepared to provide information regarding the potential effects associated with implementation of the proposed Project. Section 15161 of the State CEQA Guidelines states that a project EIR, "should focus primarily on the changes in the environment that would result from the development project." In addition, a project EIR must "examine all phases of the project including planning, construction, and operation." This Addendum (EA No. CEQ200074) provides the environmental information necessary for the County to consider the environmental effects of the proposed Project prior to considering approval of the proposed discretionary actions.

The County determined that an Addendum should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- The proposed Project would not require "major revisions" to the certified Final EIR, since the proposed Project would not involve any substantial increases in the severity of the previously identified significant impacts. The effects of the proposed Project would occur within portions of the Project Site that were previously evaluated for physical impacts and no new significant on-site or off-site impacts would occur.
- No substantial changes in circumstances under which the proposed Project is undertaken would occur that would require major revisions of the certified Final EIR due to the occurrence of new significant environmental effects or a substantial increase in the severity of previously identified effects; and

- No new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Final EIR was prepared and certified shows any of the following:
  - The proposed Project would have one or more significant effects not discussed in the Final EIR;
  - Significant effects previously examined would be substantially more severe than shown in the Final EIR;
  - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the proposed Project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - Mitigation measures or alternatives that are considerably different from those analyzed in the Final EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
- Overall, the proposed Project would result in impacts that are equal to those already addressed in the Final EIR. As demonstrated in this Addendum, changes proposed as part of the proposed Project would not generate new significant impacts or substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of the Final EIR.
- Reports were prepared for transportation, vehicle miles traveled (VMT), air quality, noise, geotechnical, conceptual drainage summary and hydrology, water and wastewater hydraulic modeling, biological and cultural resources (for the off-site improvements necessary for the Imperial Irrigation District (IID) to provide adequate power to the Project Site)greenhouse gas model outputs, and lighting (for the proposed signage) (contained within the appendices of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in the Final EIR.

Based on these facts, the County, acting as Lead Agency, determined that this Addendum to the previously certified Final EIR would be prepared for the proposed Project. The analysis of the proposed Project in this Addendum supports the conclusion that the reduction of Planning Area 8 and minor adjustments to the boundaries for Planning Area 4, 6, and 7 to accommodate the addition of new Planning Area 11 and development of the Arena within the NorthStar Specific Plan Area will neither result in any new significant impacts nor any substantial increase in the severity of any of the significant impacts identified in the certified Final EIR. Additionally, no new information of substantial importance has been identified that indicates the Project as currently proposed would result in any new significant impacts nor any substantial increase in the severity of the significant impacts identified in the Final EIR.

This Addendum provides an update to the environmental information in the Final EIR, analysis of the impacts of the proposed Project, and presents a comparison of the environmental impacts of this proposal with the impacts identified in the Final EIR.

This Addendum provides a summary of impacts identified in is the Final EIR, followed by an analysis of the proposed Project and a comparison with the impacts identified in the Final EIR.

1.6 Initial Study Checklist

Riverside County prepared an Initial Study (IS) Checklist/Environmental Assessment as suggested by CEQA Guidelines §§ 15063(d)(3). The checklist is found in **Sections 3.0 and 4.0** and includes an explanation and discussion of each answer on the form.

There are four possible responses to each of the environmental issues included on the checklist:

1. **New Significant Impact.** This response is used to indicate when the Project has changed to such an extent that major revisions to the Final EIR are required due to the presence of new significant environmental effects.
2. **More Severe Impacts.** This response is used to indicate when the circumstances under which the Project is undertaken have changed to such an extent that major revisions to the Final EIR are required due to the fact that the severity of previously identified significant effects would substantially increase.
3. **New Ability to Substantially Reduce Significant Impact.** This response is used to indicate when new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Final EIR was adopted, indicates that there are new mitigation measures or alternatives available to substantially reduce significant environmental impacts of the Project. If the Project Applicant agrees to the new mitigation measure(s) or alternative(s), then a subsequent EIR would not be required.
4. **No Substantial Change from Previous Analysis.** This response is used to indicate that the proposed Project would not create a new impact or substantially increase the severity of the previously identified environmental impact.

1.7 Format and Content of this Addendum

This Addendum is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed Project, and contains the following sections:

Section 1.0: Introduction identifies the purpose of this IS Checklist/Environmental Assessment, provides an overview of relevant CEQA requirements, and provides an overview of the organizational format of this IS Checklist/Environmental Assessment.

Section 2.0: Project Description describes the proposed Project and provides a description of proposed discretionary actions required for Project implementation.

Section 3.0: Environmental Checklist presents a summary of the results of the environmental evaluation for the proposed Project and identifies whether the Project would result in any potentially significant environmental impacts.

Section 4.0: Environmental Analysis evaluates each response provided in the environmental checklist form. Each response checked is briefly discussed and supported by substantial evidence. As appropriate, each response discussion describes and identifies specific effects anticipated with Project implementation and provides a conclusion as to whether the Project would result in any significant impacts to the environment.

Section 5.0: References provides a list of references that were consulted in preparation of this document.

Section 6.0: Mitigation Monitoring Program identifies all mitigation measures contained in the Final EIR that would continue to apply to the proposed Project and that would be enforced as part of the conditions of approval for the proposed Project.

Appendices contain technical reports and other documentation that evaluate the proposed Project which are attached as Addendum Technical Appendices A through J.

Appendix A	Air Quality Study for the Addendum to the NorthStar Specific Plan, prepared by Meridian Consultants, LLC and dated February 2021;
Appendix B1	Geotechnical Exploration Report Proposed Ice Hockey Arena Varner Road Between Cook Street and Washington Street, Coachella Valley, Riverside County, California, prepared by Leighton Consulting, Inc. and dated October 30, 2020 (Revised November 10, 2020);
Appendix B2	Addendum to Geotechnical Exploration Report Proposed Ice Hockey Arena Varner Road between Cook Street and Washington Street, Coachella Valley, Palm Desert, Riverside County, California, prepared by Leighton Consulting, Inc. and dated October 30, 2020 (Revised November 10, 2020);
Appendix C	Greenhouse Gas Model Outputs;
Appendix D1	Conceptual Drainage Summary, NorthStar Specific Plan 343 Amendment, prepared by Pacific Advanced Civil Engineering, Inc. and dated February 2021;
Appendix D2	NorthStar Specific Plan – Updated Hydrology, Hydraulics, and Flood Control Improvement Plan Concept Study, prepared by Pacific Advanced Civil Engineering, Inc. and dated February 2021;
Appendix E	Noise Study for the Addendum to the NorthStar Specific Plan, prepared by Meridian Consultants, LLC and dated March 2021;

Appendix F1	Riverside County Arena Project Transportation Analysis Report, prepared by The Mobility Group and dated March 2021;
Appendix F2	Draft Memorandum NorthStar Specific Plan EIR Addendum Vehicles Miles Traveled (VMT) Analysis Memo, prepared by Fehr & Peers and dated March 12, 2021;
Appendix G	Coachella Valley Water District Water and Wastewater Hydraulic Modeling;
	Palm Springs Arena – Sanitation Hydraulic Modeling Results, prepared by CVWD and dated December 17, 2020;
	Parcel Map No. 38040, Palm Springs Arena Hydraulic Modeling Results, Project No. ST0197, prepared by CVWD and dated January 6, 2021;
	Riverside County NorthStar Specific Plan Amendment Water Supply Assessment Review, prepared by Meridian Consultants, LLC dated February 16, 2021;
Appendix H	Sign Lighting Report, prepared by Jon E. Muse, P.E. and dated February 2, 2021;
Appendix I	Imperial Irrigation District Distribution Line Extension, City of Palm Desert, Riverside County, California, Habitat Assessment Coachella Valley Multiple Species Habitat Conservation Plan Consistency Analysis, prepared by ELMT Consulting, dated February 2021.
Appendix J	Phase 1 Cultural Resources Assessment of a 1,600-Foot Extension of the Imperial Irrigation District Distribution Line in Support of the Coachella Valley Arena Project, near Thousand Palms, Riverside County, California prepared by Statistical Research, Inc., dated February 17, 2021.
Appendix K	Will Serve Letters
	Will Serve Letter Request for Palm Springs Arena APNs 695-100-010 and 695-100-015, prepared by Imperial Irrigation District and dated February 26, 2021;
	Northstar Specific Plan 343 Amendment Project, prepared by CVWD and dated February 19, 2021.

2.0 PROJECT DESCRIPTION

2.1 Project Description

The proposed Amendment to the Approved Specific Plan would reduce the size of Planning Area 8 and make minor adjustments to the boundaries of Planning Area 4, 6, and 7, each as defined in the Approved Specific Plan to accommodate the addition of new Planning Area 11, which would allow the development of the proposed Arena on the Project Site. Collectively, the Amendment, the related proposed actions and the Arena are referred to as the "proposed Project" in this Addendum.

Approved NorthStar Specific Plan

The County adopted and approved the Approved Specific Plan in 2006 to guide development of the approximately 456-acre NorthStar Specific Plan Area. The NorthStar Specific Plan Area is located in the Western Coachella Valley within the unincorporated portion of Riverside County as shown in **Figure 1: NorthStar Specific Plan Regional Location Map. The** NorthStar Specific Plan Area is located north of Interstate I- 10 and east of the Cook Street Interchange. Access is provided via Varner Road, which is situated parallel to the southern boundary of the NorthStar Specific Plan Area as depicted in **Figure 2: NorthStar Specific Plan Vicinity Location Map**. Surrounding land uses include the Coachella Valley Preserve (the "Preserve") to the east and northeast, Cook Street to the west, and Varner Road to the south. I-10 is located immediately south of Varner Road. The City of Palm Desert, the California State University San Bernardino Desert Campus, and additional commercial and industrial uses are situated across I-10, further south of the NorthStar Specific Plan Area.

As shown in **Figure 3: Approved NorthStar Specific Plan Conceptual Land Use Map** and **Table 1: Approved Land Use Summary NorthStar Specific Plan**, the Approved Specific Plan allows a mix of commercial, light industrial, residential, and recreational uses within ten (10) planning areas established by the Approved Specific Plan. Since approval of the Approved Specific Plan in 2006, only the golf course and the golf clubhouse (Classic Club Golf Course and Club House) have been developed within the NorthStar Specific Plan Area.

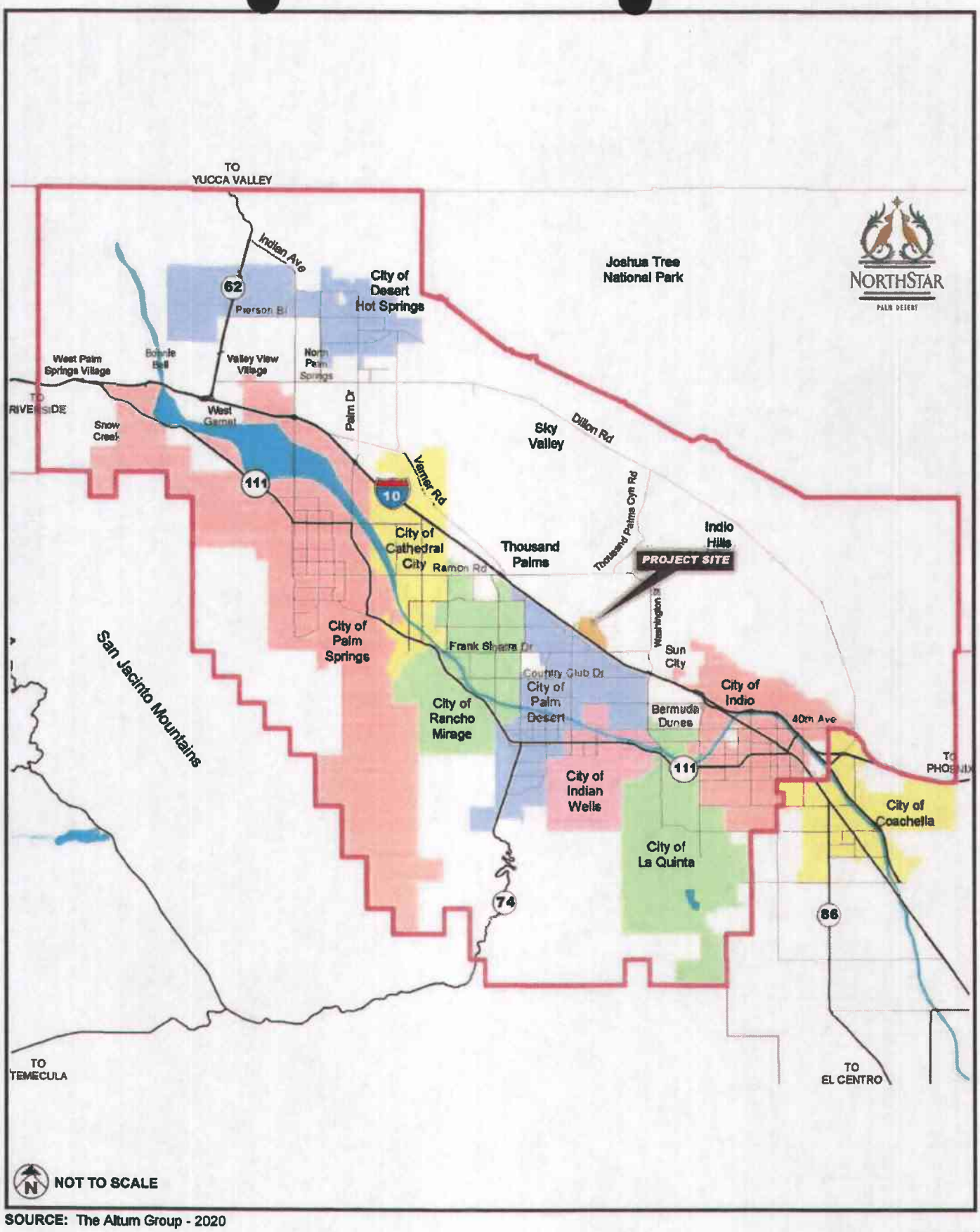
Table 1
Approved Land Use Summary
NorthStar Specific Plan

Planning Area	Land Use Description	Land Area (Acres)	D.U. / Acre	Dwelling Unit Total	Maximum Floor Area (SQ. FT.)
1	18-hole Golf Course	240.00	NIA	NIA	NIA
2	Golf Clubhouse	5.90	NIA	NIA	81,000
3	Golf View Hotel	17.60	NIA	NIA	350 (key), 25,000 square foot spa, 32,000 square feet of meeting rooms
4	Golf View Villas	7.30	7.4	54	NIA
5	Resort Timeshare Units	9.95	21.7	216	NIA
6	Golf View Condominiums	33.20	16.6	550	NIA
7	Mixed Use Retail Village	36.20	NIA*	150	400,000
8	Industrial Park (Research & Development)	69.60	NIA	NIA	1,200,000
9	Executive Office	16.00	NIA	NIA	230,000
10	Community Commercial	20.00	NIA	NIA	100,000
TOTAL	**NIA**	**455.75**	**NIA**	**970**	**2,068,000 sq. ft. and 350 Key Hotel**

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

Proposed NorthStar Specific Plan Amendment / Proposed Project

The proposed Amendment to the Approved Specific Plan would create a new planning area, Planning Area 11—Arena and Event Center, within the NorthStar Specific Plan Area. This Amendment would allow the development of the Arena on the Project Site. The Project Site is located south of the existing Classic Club golf course and north of Varner Road and the I-10, approximately 1.5 miles east of the Cook Street/I-10 Interchange and 2 miles west of the Washington Street/I-10 Interchange.



SOURCE: The Altum Group - 2020

FIGURE 1

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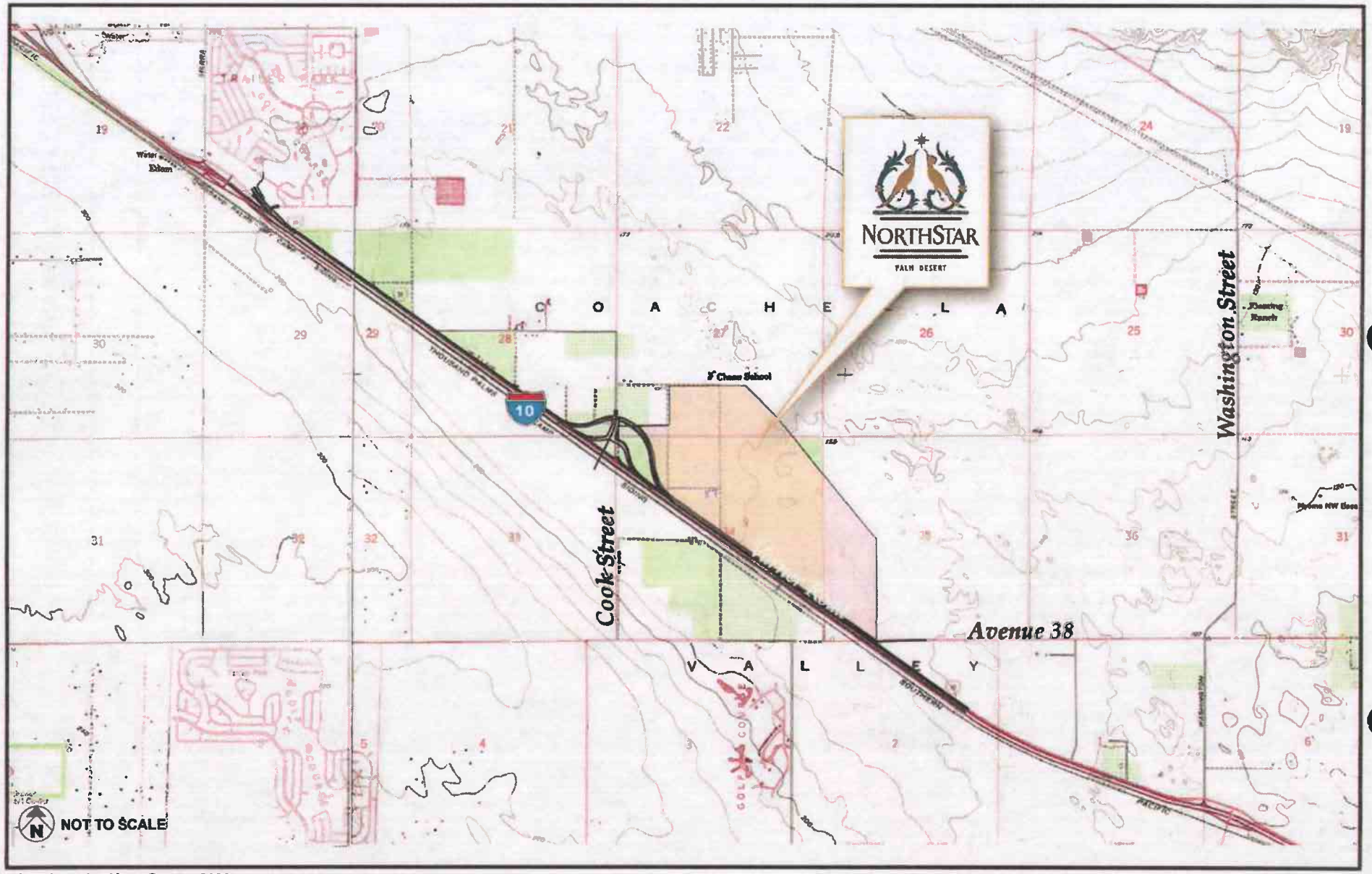
NorthStar Specific Plan Regional Location Map

296-001-20



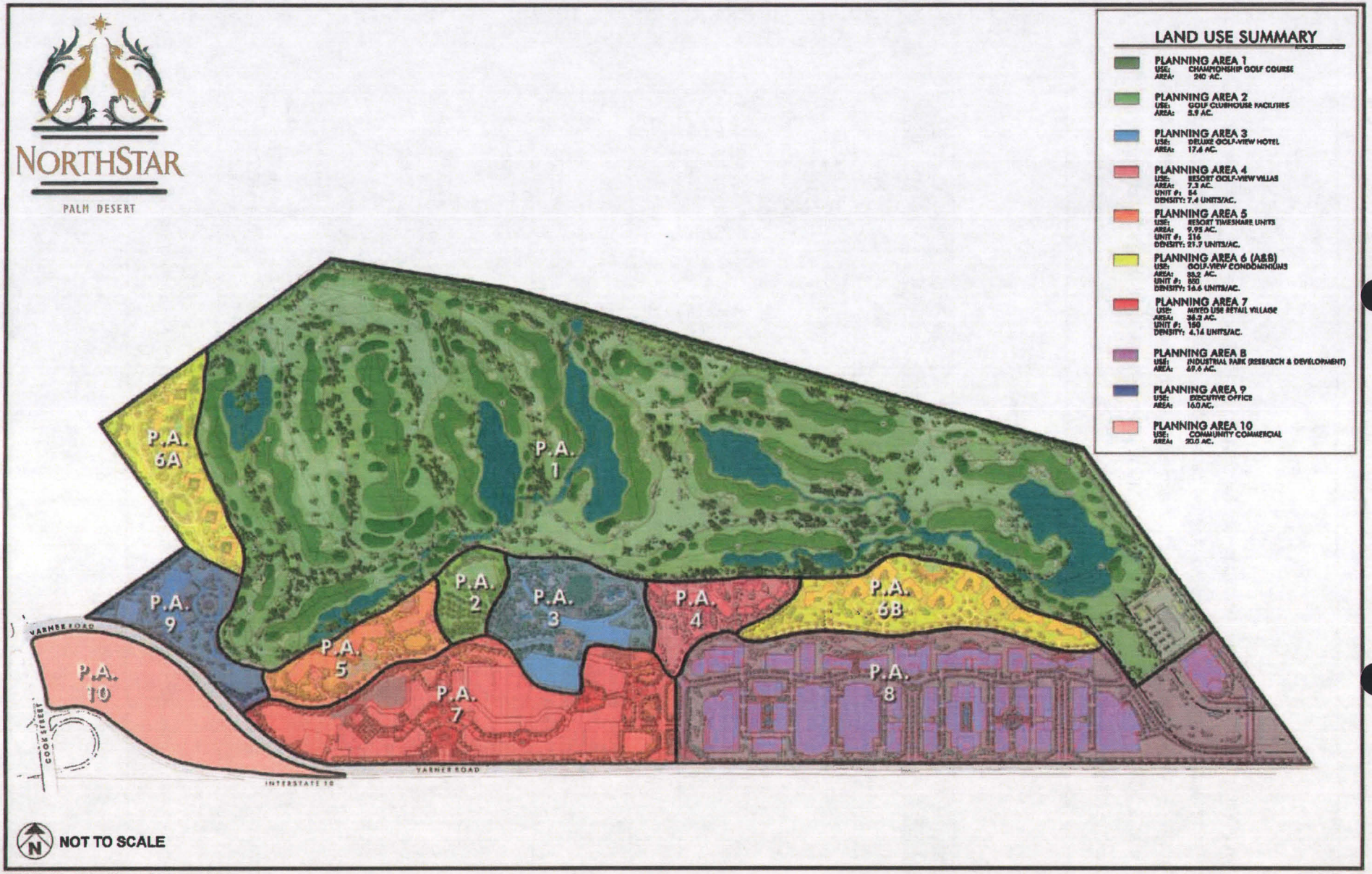
SOURCE: The Altum Group - 2020

FIGURE 2

Meridian Consultants

NorthStar Specific Plan Vicinity Location Map

296-001-20



SOURCE: The Altum Group - 2020

FIGURE **3**

Meridian Consultants

Approved NorthStar Specific Plan Conceptual Land Use Map

296-001-20

As shown in **Table 2: Proposed Land Use Summary NorthStar Specific Plan**, Planning Area 8 would be reduced from approximately 69.6 acres to approximately 28.2 acres to accommodate the new, approximately 41.4-acre Planning Area 11. Minor adjustment to the boundaries for Planning Area 4, Golf View Villas; 6, Golf View Condominiums; and 7, Mixed Use Retail Village are also proposed to accommodate Planning Area 11.

Table 2
Proposed Land Use Summary
NorthStar Specific Plan

Planning Area	Land Use Description	Land Area (Acres)	D.U. / Acre	Dwelling Unit Total	Maximum Floor Area (SQ. FT.)
1	18-hole Golf Course	240.00	NIA	NIA	NIA
2	Golf Clubhouse	5.90	NIA	NIA	81,000
3	Golf View Hotel	17.60	NIA	NIA	350 (key), 25,000 square foot spa, 32,000 square feet of meeting rooms
4	Golf View Villas	7.30	7.4	54	NIA
5	Resort Timeshare Units	9.95	21.7	216	NIA
6	Golf View Condominiums	33.20	16.6	550	NIA
7	Mixed Use Retail Village	36.20	NIA*	150	400,000
8	Industrial Park (Research & Development)	28.2	NIA	NIA	381,035
9	Executive Office	16.00	NIA	NIA	230,000
10	Community Commercial	20.00	NIA	NIA	100,000
11	Arena & Event Center Hockey Training Fa cility	41.4	NIA	NIA	260,000 35,000
TOTAL	**NIA**	**455.75**	**NIA**	**970**	**1,544,035 sq. ft. and 350 Key Hotel**

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

As shown in **Figure 4: Proposed NorthStar Specific Plan Conceptual Land Use Map**, Planning Area 11 would be located between Planning Area 7 – Mixed Use Village and Planning Area 8 – Industrial Park (Research and Development) and south of residential planning areas and integrated into the village concept established by the Approved Specific Plan through a network of streets and pedestrian corridors.

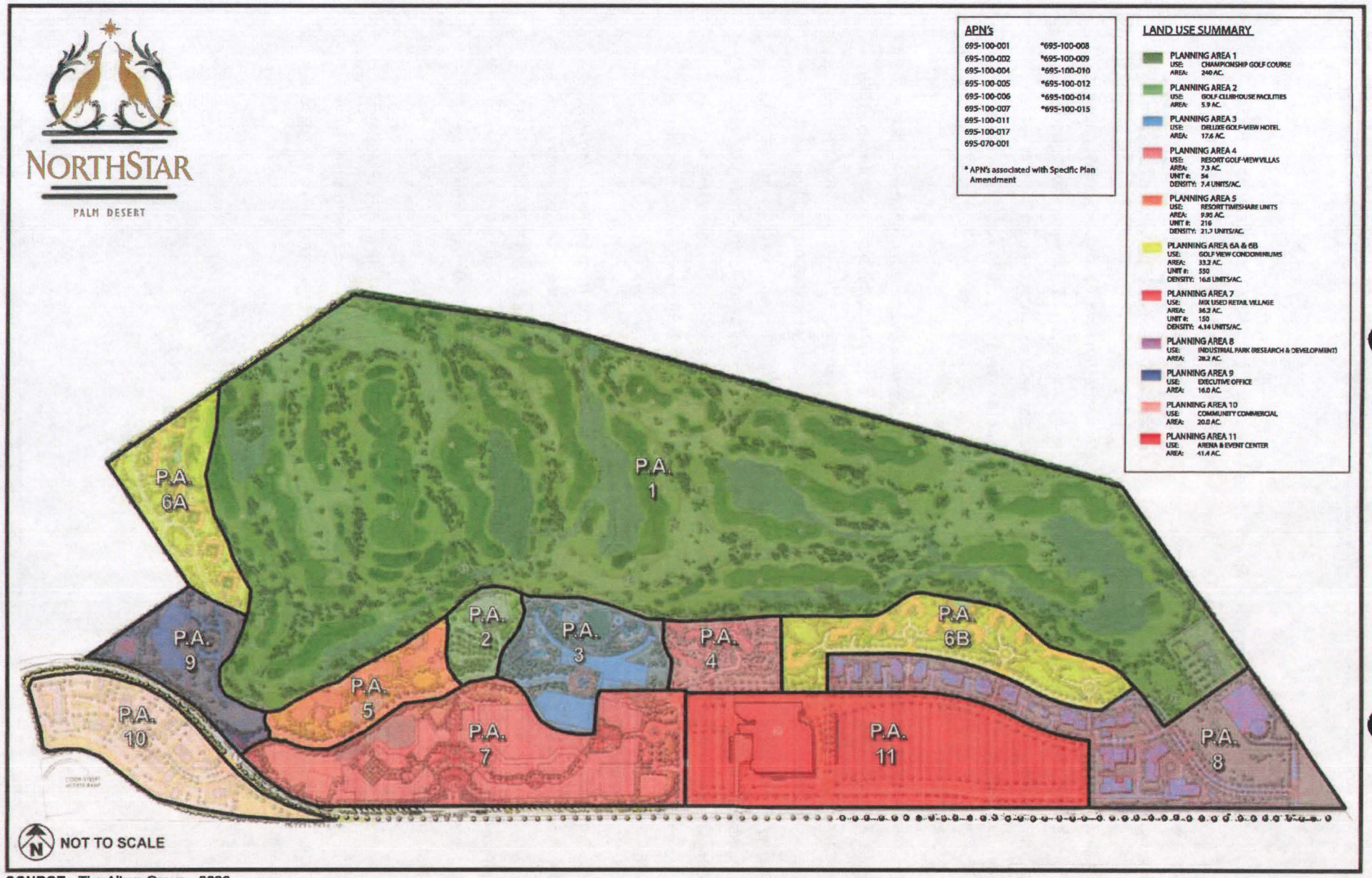
Planning Area 11 would include the Arena, as shown in **Figure 5: Arena Plot Plan**. The Arena would consist of an approximately 260,000 square foot arena event center, an approximately 35,000 square foot hockey training facility, surface parking, and loading areas. A drainage channel is also proposed on the north side of Varner Road within the Project Site. Illustrations of the Arena are shown in **Figure 6: Arena Renderings**.

Arena & Event Center – Operational Characteristics

The Arena will host an American Hockey League ("AHL") team and provide a venue for other events in the Coachella Valley, including concerts, family shows, other sporting events, cultural events, conferences, and conventions. The Arena would contain an array of facilities and services, including spectator seating and suites, concessions/bars, clubs and meeting/community rooms; spectator support facilities such as food service/kitchens, merchandising and restrooms; team practice facilities and management offices; media support facilities; and event center operations support uses such as loading, staging, and marshalling areas, mechanical/electrical/plumbing space, and storage and maintenance facilities. The Arena event center and practice facilities for hockey would be located on the western portion of the Project Site.

The Arena would host the AHL team during the AHL season (historically running from September to May, but subject to adjustment), as well as provide a venue for other events outside of AHL season, such as ice shows, from June to September. As shown in **Table 3: Arena Proposed Seating Program**, 9,918 seats are programmed for hockey games, approximately eighty-four percent (84%) of which would be general seating. The remaining seating would consist of club and suite seating, rink-side seating, and seating for media and officials.

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



SOURCE: The Altum Group - 2020

FIGURE 4

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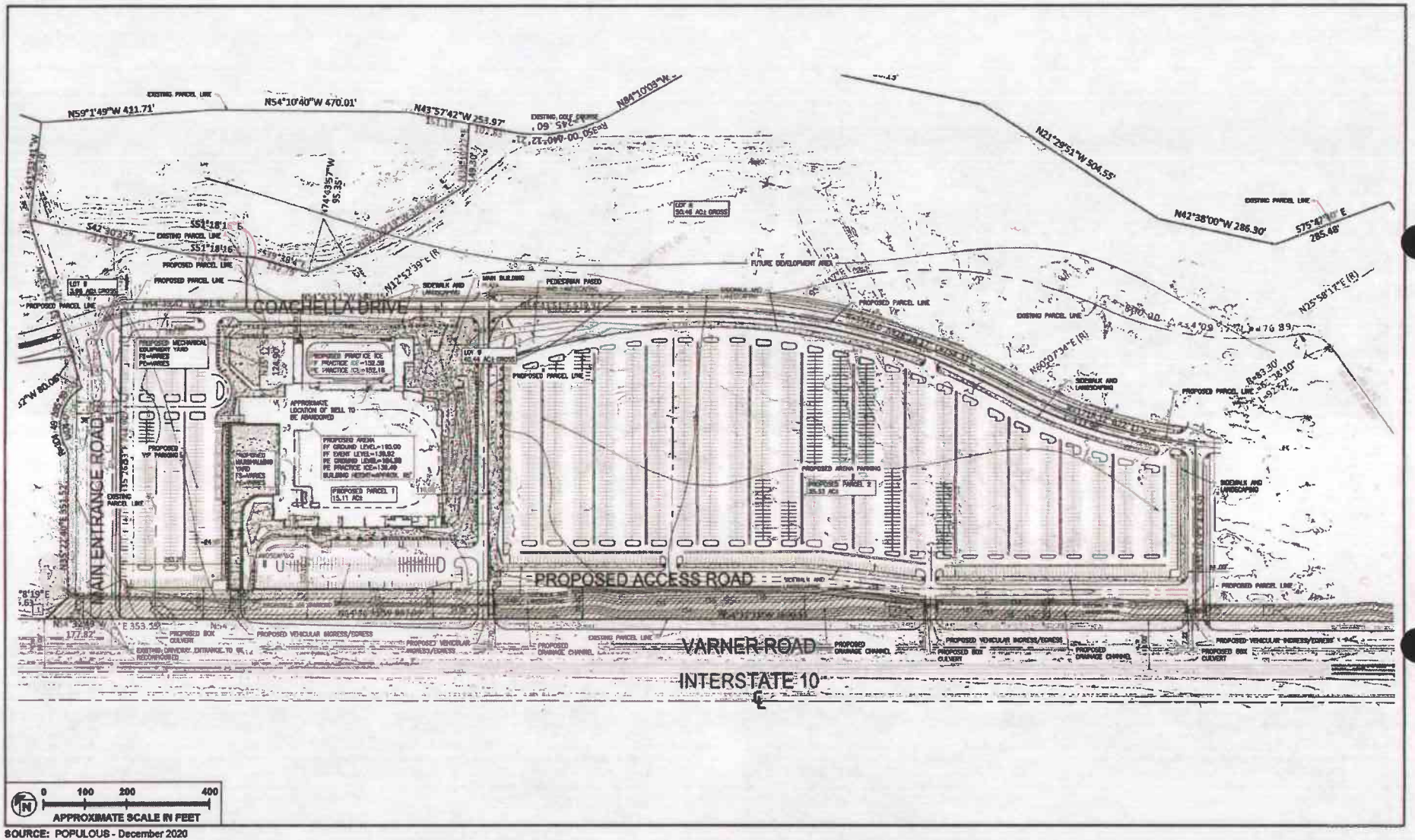
Proposed NorthStar Specific Plan Conceptual Land Use Map

296-001-20



SOURCE: POPULOUS - December 2020

FIGURE 5

Meridian Consultants

Arena Plot Plan

299-001-20

SOURCE: POPULOUS - December 2020

FIGURE 6

Meridian Consultants

Arena Renderings

296-001-20

The Arena would include an ice slab designed to meet AHL ice requirements that could accommodate a range of ice-related events. The ice slab would consist of an ice floor, ice pits and trenches, and refrigeration equipment. For non-ice related events at the arena, insulated fiberglass panels would first be installed above the ice layer, after which appropriate flooring would be installed depending on the type of event.

Table 3
Arena Proposed Seating Program

Location	Seats
Premium Level Bowl	
Club Fixed Seating	591
Club Americans with Disabilities Act (ADA)/Companion Seating	14
Club Standing Room Only (SRO)	142
VIP Club Fixed Seating	116
VIP Club ADA/Companion Seating	16
VIP Club SRO	28
Subtotal	907
Suite	
Fixed Seating	352
Barstools	84
Subtotal	436
Lower Bowl Club	
Fixed Seating	251
ADA/Companion Seating	8
Subtotal	259
Lower Bowl General	
Fixed Seating	6,619
Retractable Seating	1,351
SRO	222
ADA/Companion Seating	124
Subtotal	8,316
TOTAL	**9,918**

Source: 100% CD Design, Populous.

Up to forty-six (46) AHL games would be held annually at the Arena, comprised of one to four pre-season games, thirty-four (34) regular season games, and, if the team reaches the post-season, between one to eight playoff games. As discussed above, maximum hockey seating capacity at the Arena would be 9,918 seats. The average game day attendance is estimated to be approximately 7,500 patrons during the regular season. A sellout attendance of 9,918 is anticipated approximately five times per year. The majority of home games would start at 7:00 P.M. and run approximately 2-1/2 hours in duration. Home games would be evenly split between weekdays and weekends.

Additionally, up to 138 non-AHL game events could occur annually at the Arena as described below:

- Concerts: There would be an estimated 45 annual concerts, which would occur throughout the year. They would vary in attendance levels, depending on the artist and stage configuration. The estimated average attendance level would be approximately 7,500 patrons, with a maximum attendance of approximately 11,700 patrons.[2] Concerts would typically occur on Friday and Saturday evenings within a 7:00 P.M. to 11:00 P.M. window.
- Family Shows: There would be an estimated thirty-eight (38) annual family shows which would account for approximately twenty-eight percent (28%) of non-AHL events. Family shows would occur year round and would provide theatrical entertainment geared towards children and families. Family show series would typically occur over a 3-day block of time (Friday through Sunday) during which time as many as 3 performances would occur in the daytime and evening periods (2:00- 5:00 P.M., and 7:00 – 10:00 P.M.). The estimated average attendance at a family show would be 4,000 patrons, and maximum attendance would be 5,000 patrons.
- Other Sporting Events: There would be an estimated ten (10) other sporting events annually, which would occur throughout the year. These events could be professional, collegiate, amateur, high school/youth, local, regional, or international competitions. The estimated average attendance for other sporting events would be 7,000 patrons, with the estimated maximum attendance the same as maximum seating capacity for concerts (10,000) about twice per year.
- Other Events: There would be an estimated twenty (20) rental uses of the Arena annually, which could occur throughout the year. This would include conventions, conferences, cultural events, and other events, with an estimated average attendance level of 800 patrons and maximum attendance for 3,000 patrons.

As part of the Arena, an approximately 35,000 square foot hockey training facility would also be located on the north side of the main Arena building. The hockey training center would be utilized by the AHL hockey team as well as the community at certain times. The hockey training facility would be open seven (7) days per week for six to eight (6-8) hours per day. The hockey training facility is anticipated to be used half of the time by the AHL team and, when not in use by the AHL team, would be available as a community Ice facility on non-event days (135 days a year). When open to the community, it is expected an average of twenty (20) to forty (40) people would use the facility per hour. It is anticipated the hockey training facility could be used for public skating sessions, skate/hockey lessons, or by local recreational hockey leagues.

Overall, there would be approximately 184 events per year at the Arena. Of these, about thirty (30) events would have an attendance of between 10,000 and 11,000 patrons, about 71 would have an attendance

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2 The Arena would provide 9,918 seats for hockey games. For non-AHL events with a maximum attendance of 11,700 patrons and requiring a larger floor area, a portion of the Arena would contain retractable seating.

of 7,000 to 7,500 patrons, and 83 events would have an attendance of 5,000 patrons or less. There would be approximately 181 days per year when there would be no events.

There would be both regular employees and event employees at the arena event center. On non-event days there would be up to sixty (60) regular employees. On event days there would be both regular and event employees. There would be a minimum of twenty (20) event employees and a maximum of 125 event employees in addition to the regular employees depending on the event type.

Arena Design

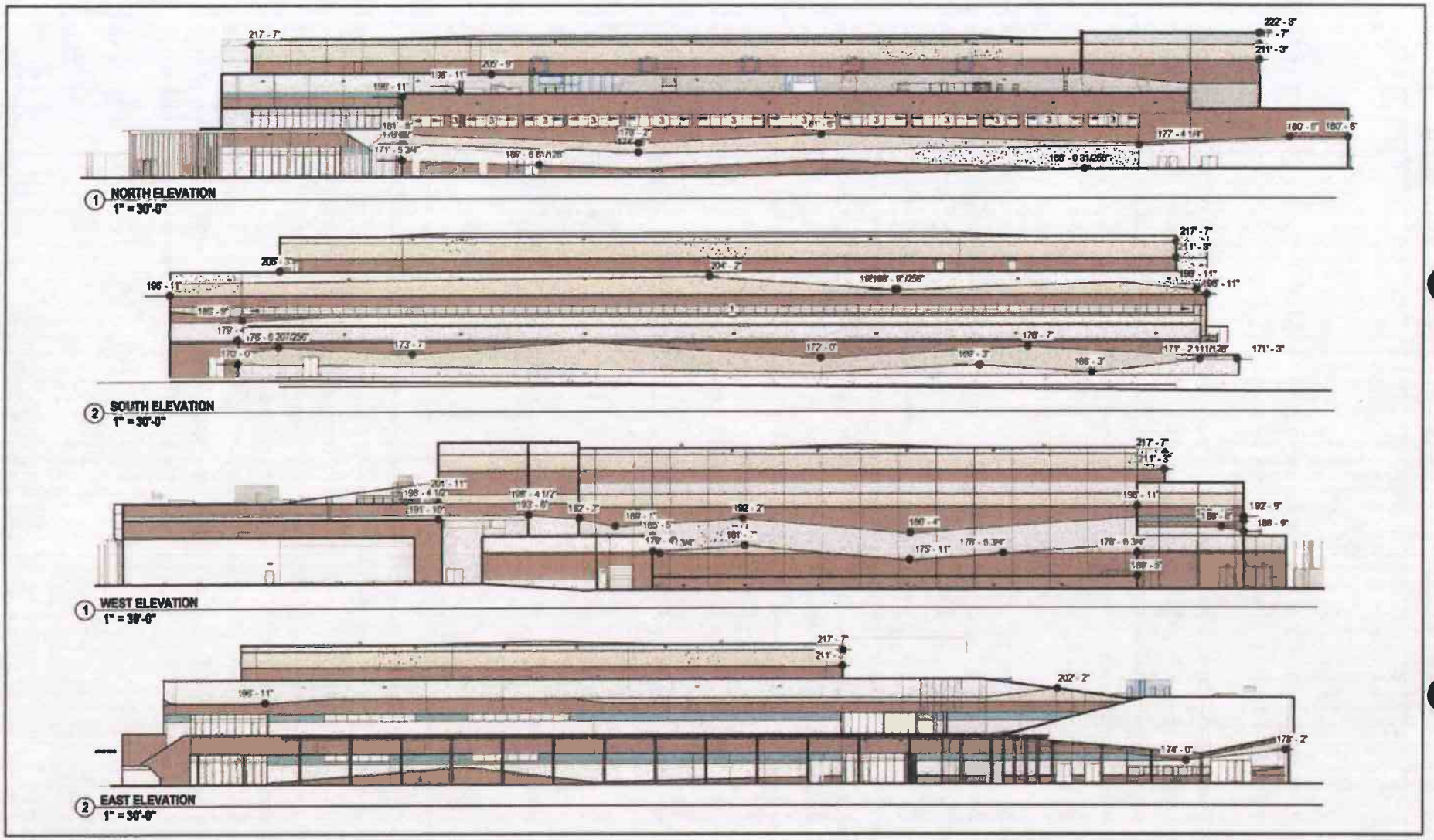
The Arena building would be approximately 65 feet in height and extend approximately 25 feet below ground. It is designed to be an indoor/outdoor facility with access to exterior concessions situated on the main concourse and near a large outdoor plaza space. The Arena floor Level 1 – Event Level would be 25 feet below ground with the Level 3 – Main Concourse Level at existing grade. The training center building with practice ice would be approximately 12.5 feet below ground. The building level elevations are shown in **Table 4: Arena Building Levels** with building elevations and cross sections shown in **Figure 7: Exterior Building Elevations** and **Figure 8: Arena Building Sections**.

Table 4
Arena Building Levels

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

Source: 100% CD Design, Populous.

The clubs at Level 4 - Premium Concourse Level are designed with exterior balconies to offer views of the plaza and mountains beyond. The main façade of the arena event center would be clad with Exterior Insulation and Finish System (EIFS) with a perforated/corrugated metal panel shade canopy designed to mimic the forms of windswept rock. All of these features are enhanced by a shade canopy that covers the plaza and exterior concourse. The canopy would be equipped with both building and plaza lighting that can change colors for concerts or hockey events. Walls and fences would be designed as an integral architectural component of the building and compatible with the natural environment in color and texture. VIP entries have been located nearest parking that allows quick and private access up to the premium level.



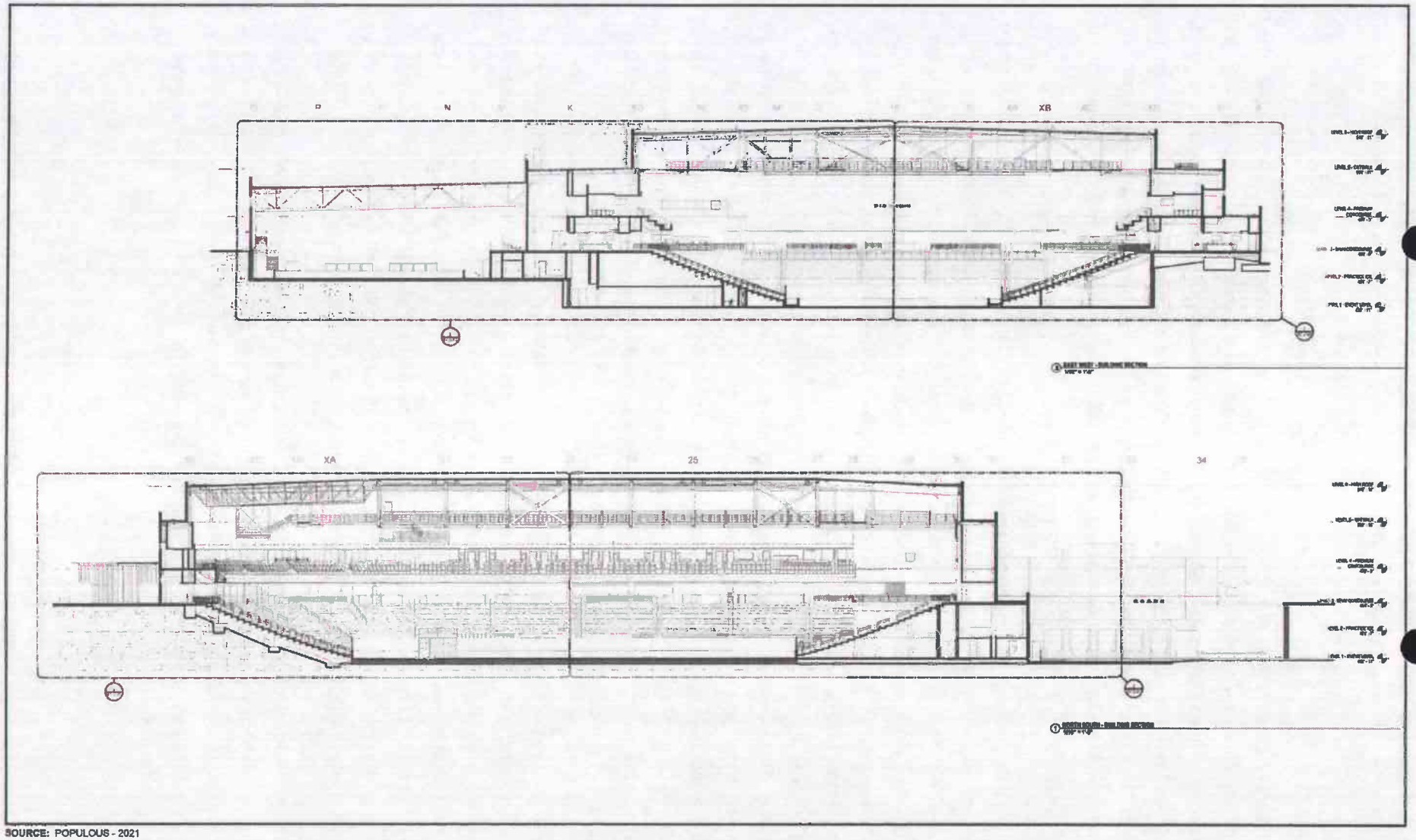
SOURCE: POPULOUS - 2021

FIGURE 7

Meridian Consultants

Exterior Building Elevations

296-001-20



SOURCE: POPULOUS - 2021

FIGURE 8

Meridian Consultants

Arena Building Sections

296-001-20

Outside furnishings constructed of long-wearing, vandal resistant materials, capable of withstanding the desert climate would be provided. These furnishings would be designed to be compatible with the surrounding furnishings and the area. Additionally, the pedestrian sidewalks within the Project Site would be constructed of materials and finishes compatible with the components of the building to provide consistency throughout the Project Site and Planning Area 11. The pedestrian sidewalks would be designed to provide links to additional pedestrian circulation routes within the Project and connectivity to the entire surrounding area.

The primary public entry on the southeast of the Arena opens to a large plaza space that would act as the primary entry plaza at the east corner. The remainder of the southeast plaza would act as an extension of the Arena with exterior concessions and shade canopy. No less than ten percent (10%) of the total Project Site area would be permeable landscaped areas. All landscaped areas would be planted with plant materials chosen from the master plan list as shown in **Figure 9: Arena Planting Plan**. Boxed and container plants in planters may be used and would be constructed of materials and finishes compatible with the building to enhance street frontages, plazas, and courtyards. Large planters may be incorporated into seating areas. These planters would be open to the earth below and incorporate permanent irrigation systems. The landscaping at the Arena would be designed to balance hardscaping, decorative gravels, and placement of landscaping for afternoon shade. Drought tolerant landscape materials would be provided in accordance with County Ordinance 348. Service areas and external loading areas would be screened from view by the general public. Screening will be accomplished by the use of walls, fences, trellises, landscaping, or a combination of these elements.

All interior areas of the Arena will include lighting systems to maintain illumination levels recommended by Illuminating Engineers Society (IES)/American Society of Heating, Refrigerating, and Air-Conditioning Engineers, Inc. (ASHRAE) and National Fire Protection Association (NFPA), as well as to complement the architectural interior design. There will be an LED sports lighting system to provide illumination levels to meet the functions of arena events and AHL standards. The exterior lighting design will include parking lot lighting, plaza lighting, and façade lighting designed to current code and County requirements to provide adequate lighting compatible with the architectural design of the building.

The Arena would be subject to a number of sustainability requirements, including the California CalGreen Code. This would be achieved through incorporation of a variety of design features and implementation of practices during construction and operation to provide energy and water conservation and efficiency, minimize site disturbance, encourage alternative transportation, minimize waste, and maximize recycling opportunities. Examples include:

- Alternative Transportation: Provision for bicycle parking; provision for vehicle carpool spaces; potential provision for preferred parking for low-emitting fuel-efficient vehicles and/or EV charging stations.
- Stormwater Design: Existing design for the arena event center and parking lots are designed to conserve storm water utilizing a bio-filtration system and drywell.
- Water Use Reduction: Installation of water-efficient plumbing fixtures for faucets, showers, sinks, and toilets; incorporation of waterless urinals in all public restrooms; and incorporation of water-efficient landscaping.
- Energy Efficiency Performance: Incorporation of energy conservation features, including building envelope strategies; shading; Variable Air Volume demand control ventilation systems; water-cooled chillers; and variable speed pumps.
- Indoor Air Quality: Use of direct digital control (DDC) systems to monitor indoor carbon dioxide; use of low-emitting adhesives, sealants, paints, coatings, and flooring systems; and use of indoor air quality (IAQ) management during construction and pre-occupancy. Where feasible, give preference to use of electric ice re-surfacers and other appliances at exterior concessions.
- Innovation in Design: Implementation of integrated pest management and green cleaning as part of site maintenance practices.

Additionally, the Arena would include solar panel construction and operation concurrently with the Arena, consisting of a 600-kilowatt direct current (KWDC) solar photovoltaic array approximately 50,000 square feet atop the pedestrian walkway along the northeastern boundary of the Project Site and parking lot to provide power to the Arena and shade to pedestrians as shown in **Figure 10: Solar Photovoltaic Array Location**. The solar panels would generate at least 20 percent of the Arena's energy demand consistent with provision R2-CE1: Clean Energy in the Riverside County Climate Action Plan.[3]

Signage

An update to the Approved Specific Plan's Comprehensive Signage Program is included in the proposed Amendment, which adds the Signage Program for Planning Area 11.

The Signage Program for Planning Area 11 is subdivided into four Sign Zones as shown in **Figure 11: Arena Sign Program Zones**. Sign Zones are established to define the Sign Type, Sign Function, and Sign Orientation to integrate the Arena & Event Center into the NorthStar Specific Plan Area. The Sign Zones and the sign types allowed within each zone are described below.

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3 County of Riverside Climate Action Plan Update, November 2019.

1. Arena Zone.

   a. Allowed Signs. All Signs which are allowed by the Signage Program shall be allowed in the Arena Zone, except for the following Signs which shall be prohibited:

      i. Freeway Sign. A Sign intended to be viewed primarily from a freeway, highway or interstate which may include Freestanding Sign or Monument Sign.

      ii. Monument Signs. A Sign that is intended to be viewed by pedestrian and vehicular traffic that may be comprised of Digital Displays and luminous Channel Letter Signs, and which may include Free-standing Sign.

      iii. External Primary. A sign oriented towards and intended to be viewed from Interstate (I-) 10, or Varner Road, and public rights-of way, which may be incidentally viewed from other adjacent streets or properties.

   b. Standards. No Free-standing Sign in the Arena Zone shall be over 25 feet in height.

2. Freeway Zone.

   a. Allowed Signs. All Signs which are allowed by the Signage Program shall be allowed in the Freeway Zone, except for the following Signs which shall be prohibited:

      i. Banner Sign. A non-illuminated, non-digital, sign that is made of fabric or vinyl material, attached to a freestanding pole or building façade designed to cantilever from attachment point. May be single or double sided.

      ii. Entertainment Sign. A sign that displays live, recorded, full-motion, or broadcast content or static images for purposes of directing attention to or related to an activity, event, business, product, service, profession, commodity, Sponsor, Team, person, institution, or any other message. An Entertainment Sign may be an on- site or off-site sign.

      iii. External Secondary. A sign oriented towards and intended to be viewed from a public street other than Interstate 10 and Varner Road, which may be incidentally viewed from adjacent properties.

      iv. Façade Sign. Any sign attached to, painted on, erected against, suspended from, or projected onto any facade or projection from a facade of a building or structure, which may project from or be parallel to the facade.

      v. Interior Sign. Any Sign (a) within an interior courtyard, interior concourse or interior plaza of a building or structure or (b) within or immediately adjacent to the seating or use areas of the Arena intended to be viewed primarily from the seats within the Arena. Interior Signs may be incidentally visible from adjoining streets, public right-of ways, or any publicly accessible plaza adjacent to a public right-of-way. Interior Signs may include, without limitation, Scoreboards, and Digital Displays.

      vi. Internal Sign. A sign oriented towards and intended to be viewed primarily from outdoor pedestrian circulation areas within the Arena site or adjacent public

rights-of-way, which may be incidentally viewed from adjoining streets or adjacent properties.

vii. Prohibited Sign. A Sign not defined in the Sign Program that also does not conform to the regulations set forth herein.

viii. Scoreboard Sign. Signs intended for viewing by the seats of the Arena, located in the interior of the Arena, used to display content related to Arena activity, including but not limited to, content from businesses, Sponsors, and Teams that are involved with, or in, the Arena. Scoreboard Signs may be incidentally visible from adjoining streets, public right-of ways, or any publicly accessible plaza adjacent to a public right-of- way.

b. Quantity. The Freeway Zone shall have no more than one (1) Freeway Sign and no more than three (3) Monument Signs.

c. Standards. Signs in the Freeway Zone shall not have an overall height greater than 70 feet or an overall width greater than 45 feet. The Signs would be consistent in design with **Figure 12: Freeway Zone Signs**.

d. Spacing. Signs in the Freeway Zone shall not overhang any public rights-of-way without an air space clearance from the County of Riverside.

3. West Ancillary Zone.

a. Allowed Signs. All Signs which are allowed by the Signage Program shall be allowed in the West Ancillary Zone, except for the following Signs which shall be prohibited:

i. Interior Sign. An Interior Sign is defined above.

ii. Freeway Sign. A Freeway Sign is defined above.

iii. Prohibited Sign. A Prohibited Sign is defined above.

iv. Scoreboard Sign. A Scoreboard Sign is defined above.

b. Standards. No Free-standing Sign in the Arena Zone shall be greater than 25 feet in height

4. East Ancillary Zone.

a. Allowed Signs. All Signs which are allowed by the Signage Program shall be allowed in the East Ancillary Zone, except for the following Signs which shall be prohibited:

i. Interior Sign. An interior sign is defined above.

ii. Freeway Sign. A Freeway Sign is defined above.

iii. Prohibited Sign. A Prohibited Sign is defined above.

iv. Scoreboard Sign. A Scoreboard Sign is defined above.

b. Standards. No Free-standing Sign in the East Ancillary Zone shall be greater than 25 feet in height.

A Freeway Sign, two Monument Signs, and other building signage are planned within the Project Site and included in the Signage Program for Planning Area 11 within the Freeway Zone. The Freeway Sign and Monument Signs would contain LED display panels. Specifically, the Freeway Sign planned for the proposed Project would be 65 feet, which is within the allowed 70 feet height requirement in the Signage Program. The Freeway Sign would be placed toward the center of the Project Site within the parking lot facing I-10 for travel visibility in both directions as shown on **Figure 13: Arena Freeway Sign Location**.

Arena Access

Parking would be principally provided in a surface parking area located on the east side of the Arena, with additional parking provided adjacent to the Arena building. Vehicles would primarily access the Project Site from Varner Road via four driveways. Secondary access would be provided from the roadway to the north of the Arena and adjacent parking area. The four Project Site driveways would be located as follows:

- Driveway A1 would serve a small parking lot immediately to the west of the arena event center. This lot would be used for VIP patrons (suite and club seat holders) This driveway would also serve as the inbound route for rideshare vehicles and shuttle buses – which would drop-off/pick up on the north side of the arena event center. Ultimately, Driveway A1 would also provide access to Planning Area 4.
- Driveway A2 would serve a small parking lot immediately south of the arena event center. This driveway would also serve as the outbound route for rideshare vehicles and shuttle buses. It would also serve the west end of the main parking lot to the east of the arena event center.
- The main parking lot would hold the majority of the general patron parking spaces and would be served by three driveways – Driveways A2, A3, and A4. Three subareas of the main parking lot (Subareas I, II, and III) have been defined, and it has been assumed that Subarea I would be accessed via driveway A2, Subarea II would be accessed by driveway A3, and Subarea III would be accessed by driveway A3.

The proposed Amendment would permit traffic signals at up to seven locations on Varner Road as determined to be warranted to access the NorthStar Specific Plan Area, including the Arena. General parking areas southeast of the arena event center would feed to a pedestrian walk along the northeastern edge of the site, which would allow pedestrians to travel to/from the Arena. The design would allow people to circulate around the building to the multiple entries shown in **Figure 5**. Electric vehicle (EV) charging stations would also be maximized. Signage, discussed further above, would be on site and around the event center to support these movements and provide direction.

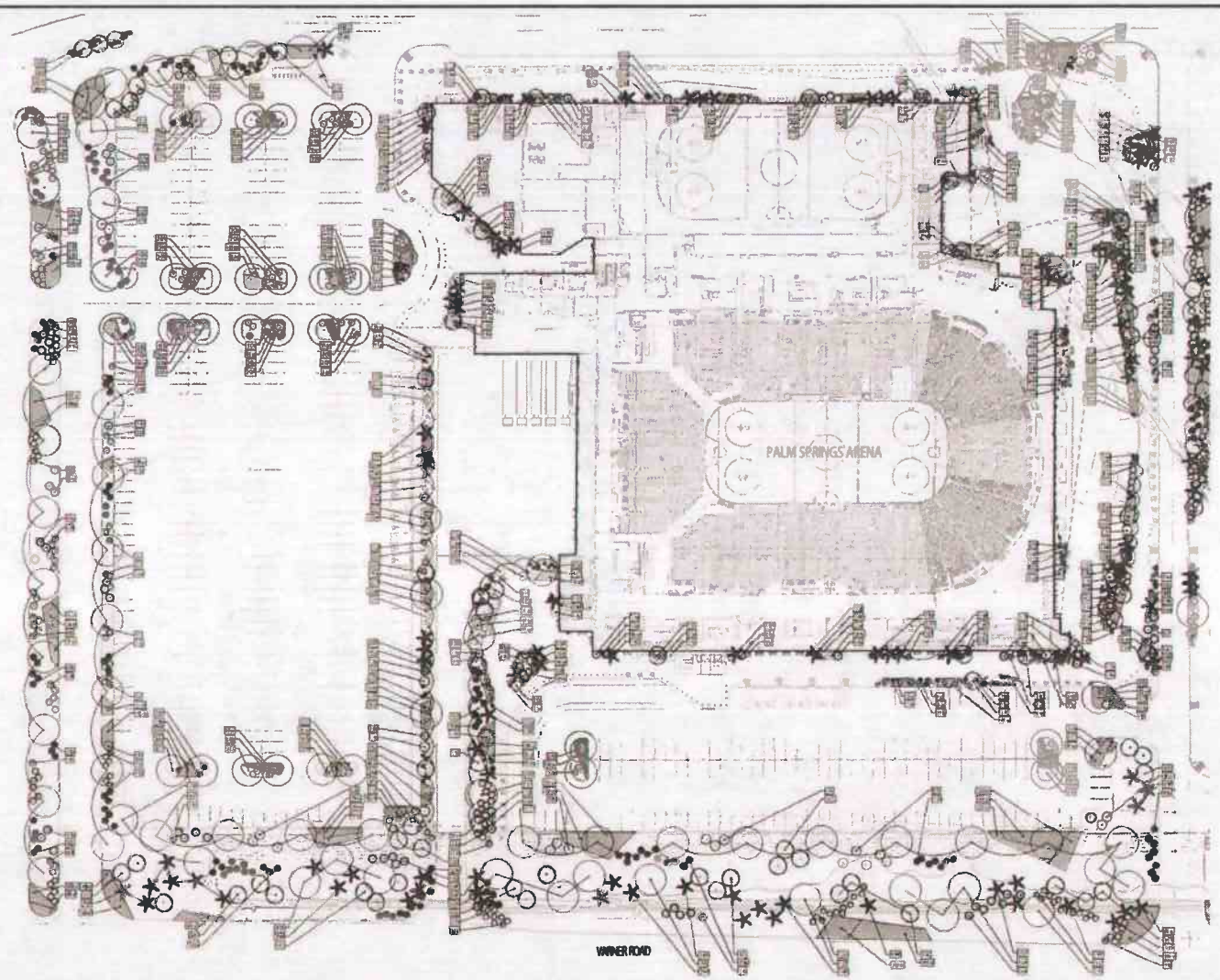
PLANTING SCHEDULE (THIS SHEET ONLY):

MAJOR TREES					
Symbol	Quantity	Botanical Name	Common Name	Size	Notes
AC	18	*Aesculus californica*	California Buckeye	36" Box	
CD	38	*Cordiflora x Desert Museum*	Thomas Polo Verde	36" Box	
CL	14	*Chilopsis linearis*	Desert Willow	36" Box	
CT	35	*Chitalpa tashkentensis* 'Pink Dawn'	Chitalpa	36" Box	
DT	16	*Olneya tesota*	Desert Ironwood	36" Box	
PG	6	*Pistacia glandulosa*	Dewey Mesquite	36" Box	
OA	39	*Quercus agrifolia*	Coast Live Oak	36" Box	
SS	13	*Syphilis secundiflora*	Texas Mountain Laurel	36" Box	
WF	100	*Washingtonia filifera*	California Fan Palm	48" Box	8' BTH
SHRUBS & ACCENT PLANTS					
Symbol	Quantity	Botanical Name	Common Name	Size	Notes
Ae	98	*Agave americana*	Century Plant	15 Gal.	
Ad	165	*Agave desert*	Desert Agave	5 Gal.	
Ba	236	*Baccharis x Thompson*	Thompson Baccharis	5 Gal.	
Bl	144	*Bougainvillea 'La Jolla'*	Bougainvillea	10 Gal.	
Co	115	*Calliandra eriophylla*	Fairy Duster	5 Gal.	
Fs	31	*Fouquieria splendens* [illegible]	Ocotillo	10 Gal.	
Lt	137	*Leucophyllum frutescens*	Compact Texas Ranger	5 Gal.	
Ob	42	*Opuntia basilaris*	Beaverton Cactus	5 Gal.	
Sa	183	*Senna armata*	Spiny Senna	5 Gal.	
PERENNIALS, GROUNDCOVERS					
Symbol	Quantity	Botanical Name	Common Name	Size	Notes
ab	225	*Aloe 'Blue Ice'*	Aloe	1 Gal.	15" OC
ac	870	*Aeonium californica* 'Canyon Gray'	Canyon Gray Sugarbush	1 Gal.	18" OC
ae	595	*Aeschynes erosa*	Desert Millwood	1 Gal.	18" OC
as	800	*Aeschynes subulata*	Skeleton Millwood	1 Gal.	18" OC
bc	1150	*Bouteloua curtipendula*	Blue Grama Grass	1 Gal.	18" OC
cm	875	*Chrysocoma tonsillata*	Dominika	1 Gal.	18" OC
cr	53	*Cuspidaria radicans*	Trumpet Vine	1 Gal.	As shown
ls	550	*Lantana sellowiana*	Trailing Lantana	1 Gal.	18" OC
mf	485	*Muhlenbergia lindheimeri*	Autumn Glow Muhl	1 Gal.	24" OC
ro	290	*Rosmarinus officinalis*	Trailing Rosemary	1 Gal.	24" OC
sv	715	*Salvia vulvata*	Threenerve Goldenrod	1 Gal.	18" OC
st	1000	*Hybrida baldina*	Mojave Wooldgrass	1 Gal.	18" OC
zc	1445	*Zauschneria californica*	California Fuchsia	1 Gal.	18" OC

LEGEND:

- MAJOR TREE
- MINOR TREE
- PALM
- SHRUBS & ACCENT PLANTS
- PERENNIALS, GROUNDCOVERS
- SECURITY BOULDER (BY OTHERS)

0 50 100 200
APPROXIMATE SCALE IN FEET



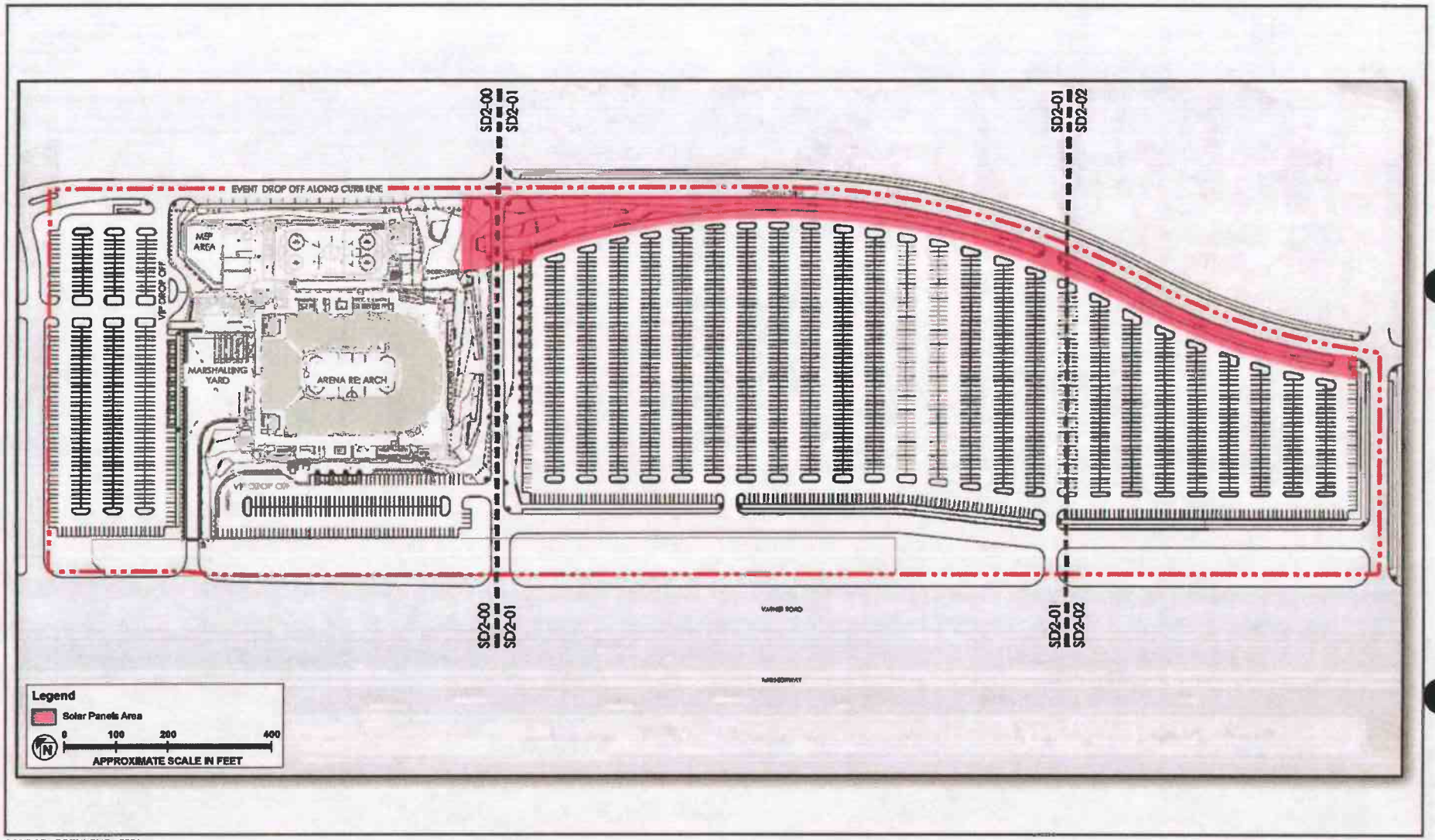
SOURCE: POPULOUS - 2021

FIGURE 9

Meridian Consultants

Arena Planting Plan

296-001-20



SOURCE: POPULOUS - 2021

FIGURE 10

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Solar Photovoltaic Array Location

298-001-20

SOURCE: POPULOUS - 2021

FIGURE **11**

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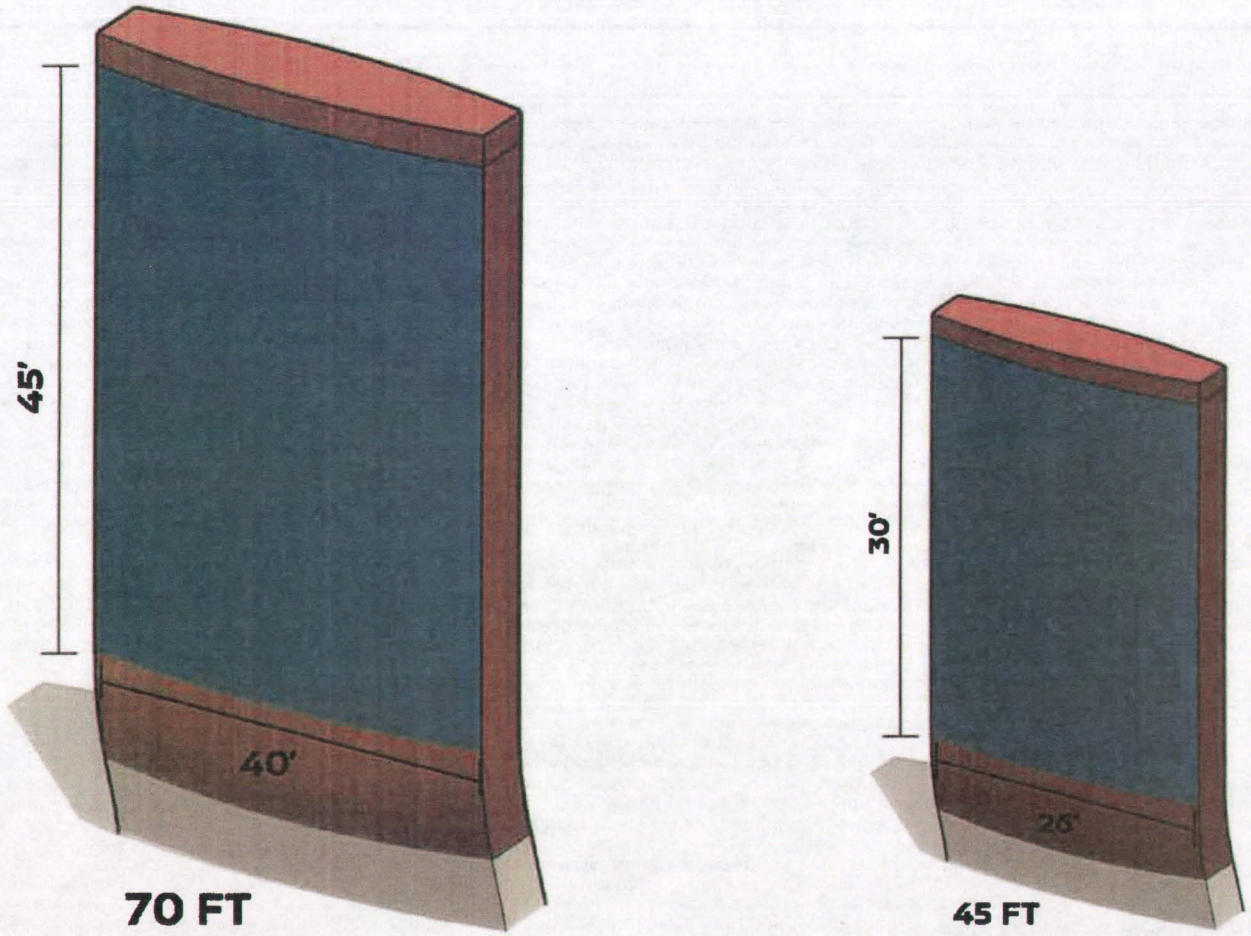
Arena Sign Program Zones

296-001-20



Freeway Sign

Monument Sign

NOT TO SCALE

SOURCE: POPULOUS- 2021

FIGURE 12

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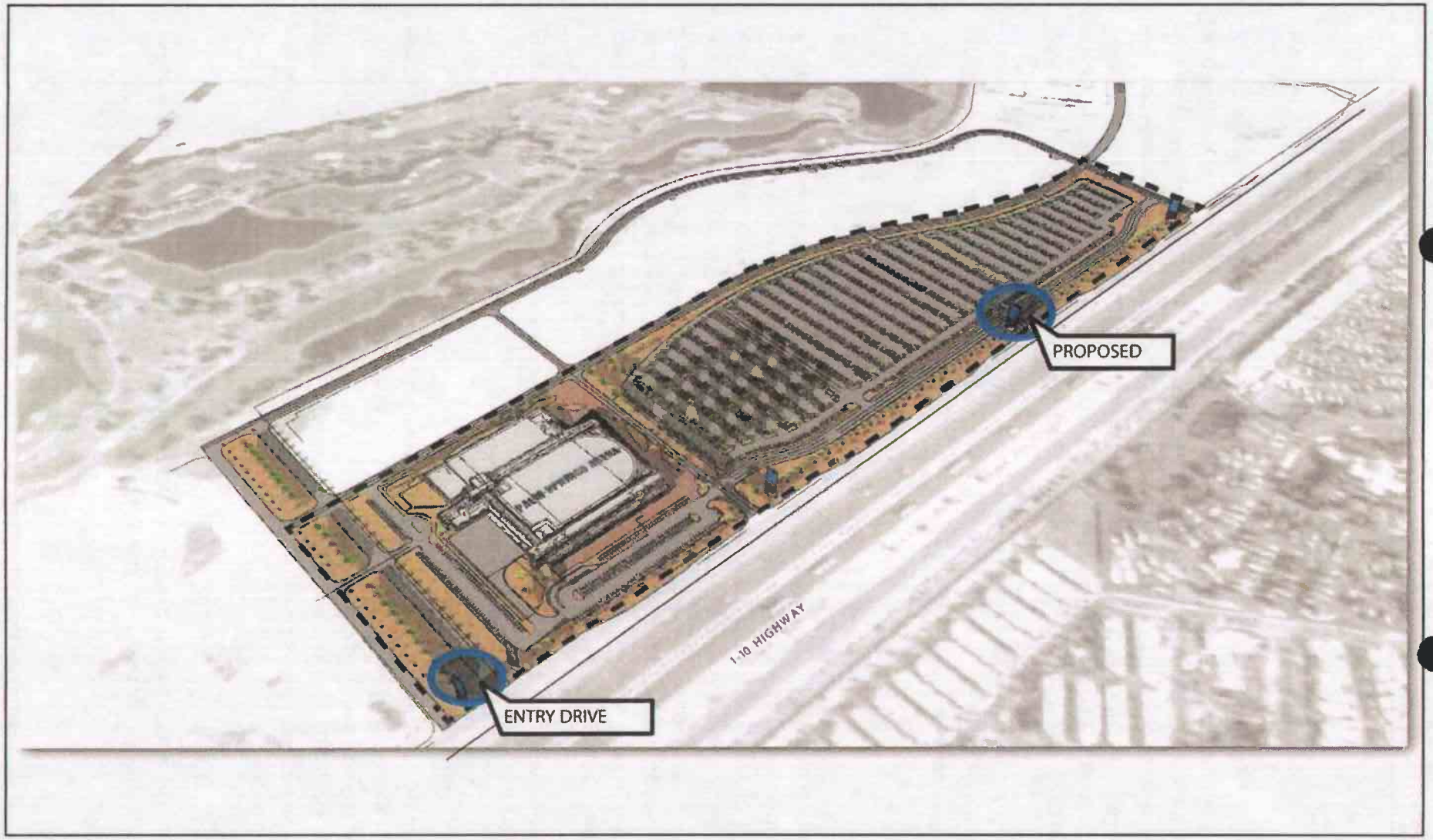
Freeway Zone Signs

296-001-20



SOURCE: POPULOUS - 2021

FIGURE 13

Meridian Consultants

Arena Freeway Sign Location

298-001-20

Parking

The proposed Amendment would allow parking for the Arena to be provided through a combination of on-site and off-site parking, where off-site parking may consist of a combination of short- and long-term lease and license arrangements, as well as shared parking arrangements within the NorthStar Specific Plan Area. The County Code requires parking at a ratio of 1 space / 30 square feet of net assembly area. The net assembly (seating) area for sellout AHL games (9,918 seats) is 64,840 square feet. The County Code therefore requires 2,161 spaces for that event type. The net assembly (seating) area for sellout concerts (11,000 seats) is 79,450 square feet. The County Code therefore requires 2,648 spaces for that event type.

The Arena plot plan includes 3,005 spaces in the on-site surface parking lot. This would meet the County Code requirement for parking and would also be sufficient for the estimated parking demand for sellout AHL games and concerts.

Construction

Onsite

Construction of the Arena, including grading, building construction, and site improvements, would take approximately twenty (20) months from start to finish. As the Project Site is currently mass graded with no existing land uses, no demolition is required. Equipment used during construction would include standard earthmoving equipment, such as loaders, dozers, trackhoes, compactors, cranes, and forklifts. All heavy-duty equipment would be contained on the Project Site throughout the duration of construction activities to minimize disruption to the surrounding land uses and planning areas. Temporary street closures may be required along the perimeter of the Project Site, including Varner Road. These street closures would be temporary and short term.

Construction would include the phases as described below with estimated time for each phase. It, where these phases may overlap.

Grading and Excavation

The grading and excavation phase would occur over approximately 3 months. As discussed above, because the Project Site is vacant with no existing land uses, demolition is not required. The arena event center would be approximately 25 feet below ground and thus would require excavation. An excess of approximately 30,000 cubic yards of dirt would be stockpiled or utilized for foundation work. If stockpiled, the dirt would be stored elsewhere within the NorthStar Specific Plan Area and utilized for construction on another planning area.

Building Construction

The construction of the Arena would include concrete installation, steel erection, and exterior and interior buildout. This phase would occur over approximately 18 months.

Site Improvements

Site improvements include the construction of the surface parking lots and installation of landscaping. This phase would occur over approximately 5 months.

Offsite Improvements

As part of the Project Imperial Irrigation District ("IID") would make improvements to the existing electrical distribution system serving the area, including the extension of an existing distribution line located north of the end of Cook Street south to Cook Street. The existing distribution line currently runs from the Edom substation on Monterey Avenue north on Monterey Avenue, east on Ramon Road, and south on an existing dirt road (approximately 0.25 miles west of Tchoupitoulas Lane and on the western border of the Coachella Valley Preserve) for approximately 1.0 mile. Approximately 1,600 feet south of this existing overhead distribution line is another IID line that ends on Cook Street at Chase School.

IID will make improvements to the Edom substation. However, these improvements would not change the existing substation footprint and would only involve switching relay adjustments within the substation. IID would install new overhead lines extending east on Ramon Road necessitating the upgrade of 0.5 miles of existing poles to accommodate the additional overhead wire. An overhead switch would be installed on the overhead lines at the intersection of Ramon Street and Desert Moon Drive. These improvements would be within previously disturbed areas along the IID's existing infrastructure.

The existing overhead distribution line that extends south from Ramon Road would be extended to the existing line in Cook Street by constructing approximately eleven (11) new aboveground poles and new conduit in Cook Street to connect the two existing lines. These new poles would be approximately forty (40) feet tall and placed at a six (6) foot depth. The construction area for this extension would be approximately 40 feet in width.

2.2 County Review Process

The proposed Project was reviewed in detail by County staff, including, but not limited to, staff from the Riverside County Planning and Transportation Departments. The County has primary approval responsibility for the proposed Project. As such, the County is serving as the Lead Agency pursuant to State CEQA Guidelines Section 15050.

The Riverside County Planning Commission will consider the proposed Specific Plan Amendment (SP00343A02), General Plan Amendment (GPA200005 and OAPL2001271), Plot Plan (PPT200021), Tentative Parcel Map (38040) and Change of Zone (CZ2000025) and will recommend to the Riverside County Board of Supervisors whether to approve, conditionally approve, or deny approval of the proposed Project.

The Board of Supervisors will then consider the information contained in the Final EIR, this Addendum, and the Administrative Record for the proposed Project in its decision-making processes and will approve, conditionally approve, or deny approval of the proposed Project and will also make findings relative to the environmental effects of the proposed Project.

3.0 ENVIRONMENTAL CHECKLIST

3.1 Background

Environmental Assessment (E.A.) Number: CEQ200074

Project Case Type(s) and Number(s): SP00343A02, GPA200005, OAPL2001271, CZ2000025, 38040, PPT200021

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 9th Floor, Riverside, California, 92502

Contact Person: Russell Brady

Telephone Number: (951) 955-3025

Applicant's Name: SoCal Arena Company, LLC

Applicant's Address: 1100 Glendon Ave., Suite 2100, Los Angeles, California, 90024

Description of Project: A complete description can be found in Section 2.0 of this document. In summary, the Project includes a proposed specific plan amendment (SP00343A02), which includes modifications to Specific Plan No. 343. The Specific Plan amendment would reduce the size of Planning Area 8 and make minor adjustments to the boundaries of Planning Area 4, 6, and 7 in order to accommodate the addition of Planning Area 11 to allow the development of a new multi-purpose arena and event center, hockey training facility with practice ice, public open space, surface parking, and retail skate shop (Arena) on approximately 44.41- gross acres within the NorthStar Specific Plan Area.

Related actions a General Plan Amendment (GPA200005 and OAPL2001271), Change of Zone (CZ2000025), Tentative Parcel Map (38040) and Plot Plan (PPT200021). The General Plan Amendment would change the land use designation on the Project Site from Western Coachella Valley Area Plan – Business Park to Western Coachella Valley Area Plan – Commercial Tourist for Planning Area 11. The sign standards in the Western Coachella Valley Area Plan would be revised to allow alternative sign standards in specific plan areas through the review and approval of sign programs.

The zone change would change the zoning on the Project Site from SP-343 NorthStar Specific Plan – Planning Area 8 – Industrial Park (Research and Development) to SP-343 NorthStar Specific Plan – Planning Area 11 (Arena and Event Venue).

Tentative Parcel Map 38040 would subdivide the existing parcels to create two new parcels. One parcel would contain Arena building and adjacent parking areas and the second parcel would contain the surface parking area to east of the Arena building.

The Plot Plan defines the location of the Arena building, parking, and landscaping.

Refer to **Section 2.0: Project Description** for a complete description of the proposed Project.

Surrounding Land Uses and Setting: Surrounding land uses include the Classic Club Golf Course to the north and the Classic Club Golf Course to the northwest in the NorthStar Specific Plan Area, the Coachella Valley Preserve to the east and northeast of the NorthStar Specific Plan Area, Cook Street to the west and Varner Road to the south. I-10 is located immediately south of Varner Road. The City of Palm Desert, the Cal State University San Bernardino Desert Campus and additional commercial and industrial uses are situated across I-10, further south of the NorthStar Specific Plan Area. Specifically, Planning Area 11, which is the site for the proposed Arena & Event Center (Project Site) is located in the southern portion of the NorthStar Specific Plan Area between Planning Area 7 – Mixed Use Village and Planning Area 8 – Industrial Park (Research and Development) and south of residential planning areas and integrated into the village concept established by the NorthStar Specific Plan through a network of streets and pedestrian corridors. Refer to Section 2.0: Project Description for a complete description of the surrounding land uses and setting.

Other Public Agencies Whose Approval is Required: Public agencies whose approval may be required include, but are not limited to, Coachella Valley Water District (CVWD), Imperial Irrigation District (IID), the Santa Ana Regional Water Quality Control Board (RWQCB), and the South Coast Air Quality Management District (SCAQMD),

Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

Total Project Area: The approved NorthStar Specific Plan Area is 455.75 gross acres, The Amendment proposes the creation of a new 41.4-acre planning area, Planning Area 11—Arena and Event Center.

Residential Acres:	N/A	**Lots:**	N/A	**Units:**	N/A	**Projected No. of Residents:**	N/A
Commercial Acres:	N/A	**Units:**	N/A	**Sq. Ft. of Bldg. Area:**	N/A	**Est. No. of Employees:**	N/A
Industrial Acres:	N/A	**Lots:**	N/A	**Sq. Ft. of Bldg. Area:**	N/A	**Est. No. of Employees:**	N/A
Other:	Arena and	**Acres**	44.41 (gross)	**Sq. Ft. of Bldg. Area:**	260,000 arena and event center;	**Est. No. of Employees:**	Up to 185

Event Center	35,000 hockey training facility

Assessor's Parcel No(s): 695-100-012; 695-100-009; 695-100-014; 695-100-010; and 695-100-01

Street References: The parcels subject to the proposed Project are located north of Varner Road and the I-10 Freeway, south of the existing Classic Club golf course, approximately 1.5 miles east of the Cook Street/I-10 Interchange and 2 miles west of the Washington Street/I-10 Interchange.

Section, Township & Range Description or Reference/Attach a Legal Description: Section 34, Township 4 South, Range 6 East

Brief description of the existing environmental setting of the Project Site and its surroundings: The Project Site consists of previously graded land located within the approved NorthStar Specific Plan Area. The Project Site is relatively flat and vacant. There are no structures or hillsides within the site Refer to Subsection 2.1, Project Location and Setting, for a detailed description of the Project Site's existing environmental setting and surrounding land uses.

3.2 Applicable General Plan and Zoning Regulations

General Plan Elements/Policies

1. **Land Use:** Pursuant to Riverside County General Plan Land Use Element Policy LU 1.10, approval of SP00343A02, the proposed land use within the additional planning area subject to SP00343A02 would be consistent with the General Plan Land Use Map. Additionally, with approval of the Change of Zone, the proposed Project would be consistent with the zoning ordinance. The proposed Project is consistent with all other applicable land use policies of the Riverside County General Plan and the Western Coachella Valley Area Plan (WCVAP).
2. **Circulation:** The proposed Project was reviewed by the Riverside County Transportation Department and was found to be in conformance with the applicable circulation policies of the Riverside County General Plan Circulation Element and Western Coachella Valley Area Plan, as well as County Ordinance No. 461 (Road Improvement Standards and Specifications).
3. **Multipurpose Open Space:** No natural open space land is required to be preserved within the boundaries of this Project. The Project would be consistent with or otherwise would not conflict with the Coachella Valley Multi-Species Habitat Conservation Plan (MSHCP). The proposed Project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of the Project through the Project's design. The proposed Project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed Project meets all applicable Noise Element policies. Consistent with the findings of EIR No. 470, the proposed Project would not exceed Riverside County noise standards.

6. **Housing:** Industrial uses were planned for the Project Site under the Approved Specific Plan. No housing or residential land use was planned for the Project Site under the Approved NorthStar Specific Plan or proposed by the Project Applicant. Project employees would come from the existing employment pool within the County and would not result in a change in density of residential use in the County. The Project would not adversely impact the implementation of the County General Plan Housing Element's goals or policies.

7. **Air Quality:** Consistent with the findings of EIR No. 470, the proposed Project will be conditioned to control fugitive dust emissions during grading and construction activities and to reduce air pollutant emissions to the greatest feasible extent. The proposed Project is consistent with all other applicable Riverside County General Plan Air Quality Element policies.

8. **Health Communities:** The Project would not result in any localized air quality impacts affecting nearby sensitive receptors (e.g., residential and school uses). The Project accommodates sidewalk connections and trails, in conformance with the Western Coachella Valley Area Plan , which would encourage walking and physical activity. The Project Site is not environmentally sensitive or subject to severe natural hazards. The proposed Project is consistent with or otherwise would not conflict with applicable policies of the Healthy Communities Element.

General Plan Area Plan(s): Western Coachella Valley Area Plan

Foundation Component(s): Community Development

Land Use Designation(s): Specific Plan No. 343, which identifies the following land use designation for the Project Site: Western Coachella Valley Area Plan – Business Park.

Overlay(s), if any: None

Policy Area(s), if any: None

Adjacent and Surrounding

1. **Area Plan(s):** Western Coachella Valley Area Plan surrounding the Project Site; City of Palm Desert to the south across I-10.

2. **Foundation Component(s):** Community Development Foundation; Open Space Foundation.

3. **Land Use Designation(s):** Mixed Use Area to the west; Commercial Tourist, Medium High Density Residential, Very High Density Residential, and Open Space Recreation to the north; Open Space Recreation, Conservation Habitat, and High Density Residential to the east; and City of Palm Desert to the south.

4. **Overlay(s) and Policy Area(s), if any:** None.

Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** NorthStar Specific Plan No. 343
2. **Specific Plan Planning Area, and Policies, if any:** The proposed Project would affect the southern portion of the NorthStar Specific Plan Area, including a reduction in the size of Planning Area 8. Additionally, the existing boundaries of Planning Areas 4, 6, and 7 would be reconfigured to create new Planning Area 11.

Existing Zoning: SP-343 NorthStar Specific Plan – Planning Area 8 (Industrial Park – Research & Development)

Proposed Zoning, if any: SP-343 NorthStar Specific Plan – Planning Area 11 (Arena and Event Venue)

Adjacent and Surrounding Zoning: Specific Plan (SP) to the north, east, and west; and Service Industry and Planned Residential in the City of Palm Desert to the south **situated across I-10**.

3.3 Environmental Factors Potentially Effected

The environmental factors checked in the following (X) would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" or "Less Than Significant With Mitigation Incorporated" as indicated by the checklist on the following pages.

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

3.4 Determination

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☐ 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.
☐ 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
☐ 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 environmental impact report (EIR) or Negative Declaration pursuant to applicable legal standards; (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration; (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration; (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration; (e) no considerably different mitigation measures have been identified; and (f) prior mitigation measures found infeasible have become feasible.

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

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

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

Signature

3/25/21
Date

Russell Brady
Printed Name

4.1 Environmental Issues Assessment

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

4.1.1 Aesthetics

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*	*No New Significant or Substantially More Severe Impacts*
1. Scenic Resources					
Would the project:					
a. Have a substantial adverse effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☐	☒

Sources: *Western Coachella Valley Area Plan (WCVAP)*, Figure 9, "Scenic Highways"; Riverside County EIR No. 470.

EIR No. 470 Finding:

The purpose of the California Scenic Highways program, which was established in 1963, is to "Preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways." A scenic highway provides the motorist with a view of distinctive natural characteristics that are not typical of other areas in the State. The Project Site is located in an unincorporated area of Riverside County. The closest designated State scenic highway is State Route 74, located approximately 4.8 miles south of the Project Site. The nearest County eligible highway is Interstate-10 (I-10), located south of the Project Site beyond Varner Road. The existing character of the Project Site includes flat, previously graded land with views of the Indio Hills to the north, I-10 and the San Jacinto Mountains to the southwest, and the Santa Rosa Mountains to the south.

EIR No. 470 determined the Specific Plan elements would continue to offer views of the hills to the north along the scenic highway corridor, I-10. No scenic easements, conditions on development within a scenic highway corridor, consistent with the Scenic Highways Plan were needed. EIR No. 470 noted that the

NorthStar Specific Plan Area was extensively graded to accommodate the need for flood protection and to raise buildings, especially those next to the golf course, to a level that provides adequate free board above base flood levels, consistent with the General Plan policies related to scenic highway corridors. EIR No. 470 concluded the NorthStar Specific Plan would provide a comprehensive, aesthetically pleasing design character of the NorthStar Specific Plan Area along the entire length of the freeway. The architectural elements were integrated into the general Mediterranean vernacular of the NorthStar Specific Plan Area. EIR No. 470 also noted the buildings would be multi-story reaching 75 feet in height. The approved NorthStar Specific Plan allows a maximum height of 100 feet within Planning Area 5, Timeshare Units. The NorthStar project was proposed to be extensively landscaping with desert and drought tolerant plants along the entire I-10/Varner Road frontage and throughout the NorthStar Specific Plan Area. Views through the NorthStar Specific Plan Area to the golf course and property to the north would be provided at strategic intervals. The landscaping would emphasize the access points and give views into the area. Surface parking was to be heavily landscaped to provide shade and buffers to adjoining uses. EIR No. 470 concluded that visual impacts of Specific Plan 343 would not result in adverse effects to the I-10 scenic corridor.

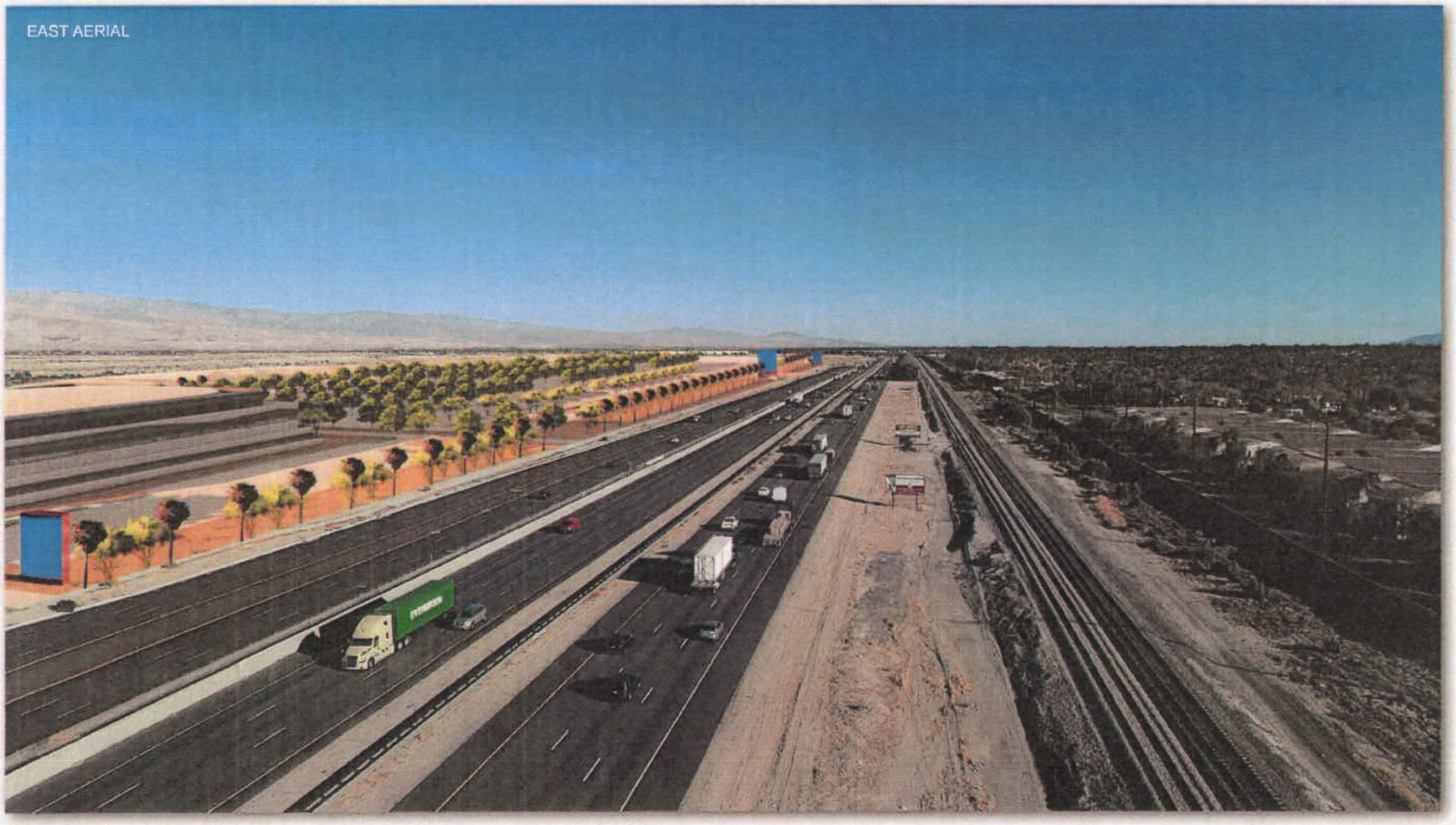
a. ***Would the project have a substantial adverse effect upon a scenic highway corridor within which it is located?***

No Substantial Change from Previous Analysis:

The Arena would occupy the 44.41 gross acre site along the southern border of the NorthStar Specific Plan north of Varner Road. The Arena would be located on the western portion of the site; a pedestrian walkway along the northeastern boundary; and surface parking on the eastern portion of the site. A drainage channel is also proposed on the north side of Varner Road within the Project Site.

The Arena would include six (6) levels with a maximum height of approximately 65 feet. The floor of the Arena building would be approximately 25 feet below ground and the training center building practice ice would be approximately 12.5 feet below ground. This would help to reduce overall visual height of the structures within the landscape as viewed from certain public vantage points. The proposed Project would also include the Freeway Sign, two Monument Signs, and other building signage included in the proposed Signage Program. The Freeway Sign and Monument Signs would contain LED display panels. Specifically, the Freeway Sign planned for the proposed Project would be 65 feet, which is within the allowed 70 feet height requirement in the Signage Program, approximately the same height as the as the Arena, and placed toward the center of the Project Site within the parking lot facing I-10 for travel visibility in both directions. Renderings of the Freeway Sign and Monument Signs are presented in **Figures 14** through **16**. **Figure 14: Site & Signage Rendering – East Aerial** shows the Arena, Freeway Sign, and two Monument Signs in the foreground with the Indio Hills visible in the background from the I-10. The Freeway Sign and

Monument Signs are shown along the I-10 and would not substantially obstruct existing long-range views of the San Jacinto Mountains and Santa Rosa Mountains along the I-10 scenic corridor in **Figure 15: Site & Signage Rendering – West Aerial** and **Figure 16: Site & Signage Rendering – Westbound**. Additionally, the Freeway Sign would be of similar height to the Indio Auto Mall sign also along the I-10 scenic corridor approximately three (3) miles southeast of the Project Site.



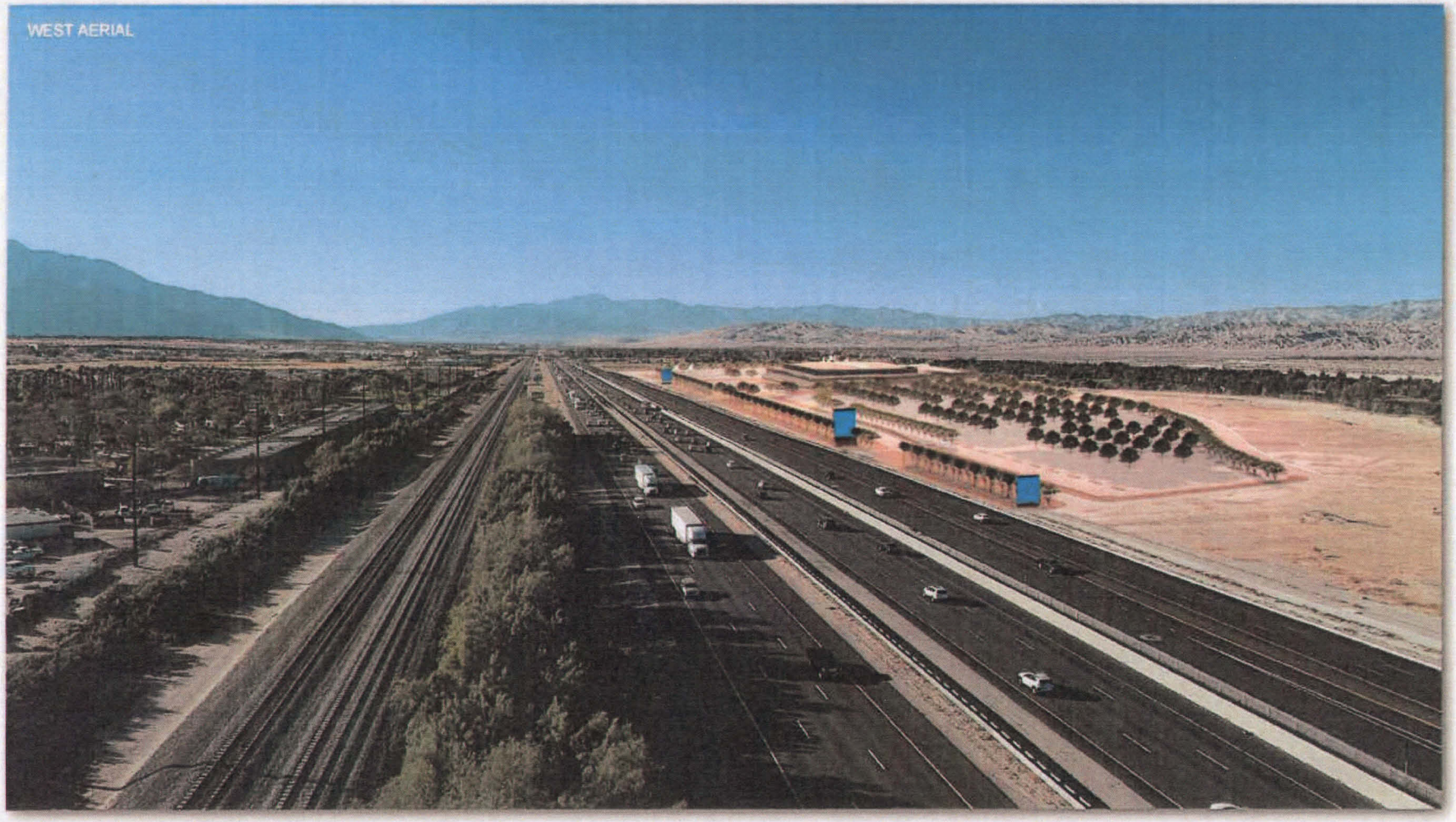
SOURCE: POPULOUS - 2021

FIGURE 14

Meridian Consultants

Site & Signage Rendering – East Aerial

296-001-20



SOURCE: POPULOUS - 2021

FIGURE 15

Meridian Consultants

Site & Signage Rendering – West Aerial

298-001-20

SOURCE: POPULOUS - 2021

FIGURE 16

Meridian Consultants

Site & Signage Rendering – Westbound

286-001-20

A solar array above the pedestrian walkway along the northeastern boundary of the Project Site would also be constructed to provide power to the Arena and shade to pedestrians. At this location on the Project Site, the views of the solar panels from the I-10 would be partially obstructed by the Arena, parking lot, and landscaping. While the Arena building, signs, and pedestrian walkway cover would be visible along the I-10 scenic highway corridor, these elements would be designed to integrate into the overall NorthStar project.

Additionally, approximately eleven (11) new poles and conduit would be installed north of the existing end of Cook Street to an existing electrical distribution line. These new poles would be approximately forty (40) feet tall, the height of the existing distribution lines located between the end of Cook Street and Ramon Road. As these poles would not introduce a new visual element into this area, the addition of these approximately eleven (11) new poles and conduit would not significantly impact available public views. No new impacts would occur with implementation of the proposed Project. Therefore, no new information, changed circumstances, or substantially increased significant effects would occur with implementation of the proposed Project.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?

c. Would the project in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

No Substantial Change from Previous Analysis:

At the time of the certified EIR, Checklist Question c, above, was not included in the CEQA Guidelines Appendix G Checklist and, therefore, analysis was not required. Although EIR No. 470 did not specifically respond to Checklist Question c, EIR No. 470 contained enough information about the existing visual character and quality of public views on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project to aesthetics was readily available to the public. The Project Site does not contain any scenic resources such as trees, rock outcroppings, or unique or designated scenic views. Existing views from the I-10 Freeway already include existing development interspersed with undeveloped land, such as the residential uses and golf course to the northwest and residential and commercial uses to the south across I-10. The NorthStar Specific Plan currently permits business park and retail commercial uses along Varner Road. The proposed Arena is a commercial use designed in a manner that would be visually consistent with the planned business park uses to the west and retail commercial uses to the east in the NorthStar Specific Plan Area.

The premium level of the Arena would be designed as an indoor/outdoor facility with exterior balconies offering views of the plaza and mountains beyond. The proposed Project proposes water-efficient landscaping on no less than ten percent (10%) of the total Project Site, including within the surface parking lot as shown in **Figure 5**, above. The surface parking lot would occupy more than half of the Project Site, allowing continued views of the Indio Hills, I-10, the San Jacinto Mountains, and the Santa Rosa Mountains. The Arena would include six (6) levels and have a height of approximately 65 feet, which would be below the maximum height of buildings currently allowed by the NorthStar Specific Plan and analyzed in EIR No. 470. The height of the Arena and the architectural design of the building, which would visually break up the building massing, would not substantially alter the extensive views. The proposed signage, specifically the Freeway Sign planned at a height of 65 feet, would be within the allowed 70 feet height requirement in the Signage Program, approximately the same height as the Arena building center, and of similar height to the existing Indio Auto Mall sign further southeast along I-10. As discussed above and shown in Figures 14 through 16, the addition of the Arena, Freeway Sign, and Monument Signs would not obstruct the existing views of the Indio Hills, the San Jacinto Mountains, and the Santa Rosa Mountains. The solar panels above the pedestrian walkway along the northeastern boundary of the Project Site would not be of a height that would result in a visual element that would be visually prominent enough to adversely affect existing public views.

The new power poles proposed north of the existing end of Cook Street would not introduce a new visual element into this area and, for this reason, would not substantially affect the visual character of the area.

The proposed Project would adhere to the mitigation measure identified in EIR No. 470 to reduce impacts to visual resources. As discussed above, the design of the Arena would be visually consistent with the business park and retail commercial uses permitted by the NorthStar Specific Plan along Varner Road. Therefore, impacts would be less than significant as identified in EIR No. 470. No new information, changed circumstances, or more severe impacts would occur with implementation of the proposed Project.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified a mitigation measure to address impacts to aesthetics. The measure, listed below, would continue to apply to the proposed Project and would be enforced as part of the proposed Project's conditions of approval.

SR-1 In order to ensure the project is built as envisioned and in an aesthetically pleasing manner, the various components of the project shall be consistent with the Specific Plan. Plot plan approval by the County prior to issuance of building permits will give interested parties a vehicle to review development.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
2. Mt. Palomar Observatory					
Would the project:					
a. Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☐	☐	☒

Sources: Ord. No. 655 (Regulating Light Pollution); *WCVAP*, Figure 6, "Mt Palomar Nighttime Lighting Policy Area"; Riverside County EIR No. 470; John E. Muse, *Sign Lighting Report* (see **Appendix H**).

a. Would the project interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

The Project Site is located in an unincorporated area of Riverside County and within the designated 45-mile (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirement for lamp source and shielding, prohibition, and exceptions.

EIR No. 470 Finding:

Impacts related to the Special Lighting Area for the Mt. Palomar Observatory, protected through Riverside County Ordinance No. 655, was not specifically analyzed in EIR No. 470. The analysis in EIR No. 470 concluded impacts related to aesthetics would be less than significant with mitigation. EIR No. 470 stated because of the potential for a significant impact on the night sky, an analysis of nighttime lighting must be completed to ensure compliance and compatibility with County regulations. Thus, EIR No. 470 contained enough information that with the exercise of reasonable diligence, information about the potential effect of the NorthStar Specific Plan project on the nighttime use of Mt. Palomar Observatory was readily available to the public. EIR No. 470 identified that lighting would be directed toward the ground and concluded, with mitigation, that impacts related to aesthetics would be less than significant.

No Substantial Change from Previous Analysis:

The Arena will utilize all LED lighting designed to meet current County Code requirements. The exterior lighting design of the Arena building would include parking lot lighting, plaza lighting, and façade lighting designed to current code and municipal requirements to provide site illumination and provide an

accompaniment to the architectural design. A signage program is also incorporated into the Specific Plan Amendment. The proposed Project would include Monument Signs at 45 feet in height and a Freeway Sign at 65 feet along Varner Road, which are within the allowed height requirements in the Signage Program. A lighting study was conducted to determine potential lighting impacts from the Monument Signs and Freeway Sign, which would contain LED display panels. The maximum nighttime illuminance of the Freeway Sign at the closest residential property, the residence approximately 655 feet southwest of the Project Site, would be 0.11 footcandles. The closest commercial properties, located approximately 1,443 feet to the west and approximately 1,683 feet to the northwest of the Project Site, would experience a maximum nighttime illuminance of 0.02 footcandles from the Freeway Sign. For the Monument Signs, the maximum nighttime illuminance would be 0.05 footcandles at the closest residence, located approximately 753 feet to the south, and commercial property, located 756 feet to the west of the Project Site. There are no national or County standards for maximum nighttime illuminance above ambient light levels. Nearby cities use a maximum nighttime illuminance from a sign threshold of 0.3 footcandles for residential areas and 1.0 footcandles for commercial areas. The proposed signs would not exceed this threshold. Additionally, as the signs are located near the I-10, the signs would be required to comply with all California Department of Transportation (Caltrans) requirements (static frame images, four second minimum frame display times, etc.). Thus, the lighting study determined these proposed signs would be in conformance with applicable standards.[4] Thus, these signs would not cause excessive illuminance or light pollution. While these new light sources would contribute to the nighttime light levels in the area, the proposed Project would be required to incorporate, through the standard plan check process and implementation of the EIR No. 470 mitigation measure listed below, the lighting requirements for Zone B as set forth in Riverside County Ordinance No. 655. Impacts would be reduced to less than significant. No new or substantially increased significant effects would result from the Arena with respect to the nighttime light levels.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified a mitigation measure to address impacts to aesthetics. The measure, listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions of approval.

SR-1 In order to ensure the project is built as envisioned and in an aesthetically pleasing manner, the various components of the project shall be consistent with the Specific Plan.

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4 See **Appendix H.**

Plot plan approval by the County prior to issuance of building permits will give interested parties a vehicle to review development.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*	*No New Significant or Substantially More Severe Impacts*
3. Other Lighting Issues					
Would the project:					
a. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☐	☒
b. Expose residential property to unacceptable light levels?	☐	☐	☐	☐	☒

Sources: Project Application Description; Riverside County EIR No. 470; John E. Muse, *Sign Lighting Report* (see **Appendix H**).

EIR No. 470 Finding:

EIR No. 470 stated the entire project would have lighting around buildings, parking lots, signs, walkways, and streets. Lighting would be directed toward the ground. It concluded an analysis of nighttime lighting must be completed to ensure compliance and compatibility with County requirements and regulations. EIR No. 470 determined impacts related to aesthetics would be less than significant with mitigation.

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

b. Would the project expose residential property to unacceptable light levels?

No Substantial Change from Previous Analysis:

Existing light sources in the vicinity of the Project Site include existing commercial and residential uses, and lighting along local roadways, including I-10. The Amendment would allow for the development of the Arena in a portion of the NorthStar Specific Plan Area currently planned for business park uses. Exterior lighting would include parking lot lighting, plaza lighting, façade lighting, and signage. Per the signage program, Monument Signs at a maximum height of 45 feet and a Freeway Sign with a maximum height of 65 feet, would be placed along the Project Site facing Varner Road and I-10 to the south. These

signs would include LED display panels. A lighting study was conducted to determine potential lighting impacts from the Monument Signs and Freeway Sign. The nearest residential uses are located to the northwest and to the south across I-10. As discussed in further detail above, at the closest residential and commercial locations, these signs would generate a maximum nighttime illuminance of 0.11 footcandles.[5] The County does not have standards for nighttime illuminance of signs. However, nearby cities use a maximum nighttime illuminance from a sign threshold of 0.3 footcandles for residential areas and 1.0 footcandles for commercial areas. The proposed signs would not exceed this threshold. Additionally, the signs will comply with all Caltrans requirements (static frame images, four second minimum frame display times, etc.). While the exterior lighting of the Arena will add new sources of lighting to the NorthStar Specific Plan Area, the Arena would utilize all LED lighting designed to meet current code and municipal requirements to ensure the proposed Project would not create a new source of substantial light or glare or expose the residential properties to the northwest and south. In addition, the proposed Project would adhere to the same mitigation measure listed in EIR No. 470 to reduce impacts related to light and glare. Thus, impacts related to light and glare would be less than significant and no new information, changed circumstances, or more severe impacts would occur with implementation of the proposed Project.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified a mitigation measure to address impacts to aesthetics. The measure, listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions of approval.

SR-1 In order to ensure the project is built as envisioned and in an aesthetically pleasing manner, the various components of the project shall be consistent with the Specific Plan. Plot plan approval by the County prior to issuance of building permits will give interested parties a vehicle to review development.

4.1.2 Agriculture and Forest Resources

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*	*No New Significant or Substantially More Severe Impacts*
4. Agriculture					
Would the project:					
a. Convert Prime Farmland, Unique	☐	☐	☐	☐	☒

5 See **Appendix H.**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?					
b. Conflict with existing agricultural use, or a Williamson Act contract or land within a Riverside County Agricultural Preserve?	☐	☐	☐	☐	☒
c. Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒

Sources: *Riverside County General Plan,* Figure OS-2, "Agricultural Resources"; California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP); Riverside County EIR No. 470; Project Application Materials.

a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

EIR No. 470 Finding:

EIR No. 470 identified that although the NorthStar Specific Plan Area was previously used for farming, it has been fallowed for many years. It has also been identified and designated by the County for development since 1981. No active farming or land zoned for farming existed on or near the site. Impacts at a project level were determined to be less than significant. However, on a cumulative basis, EIR No. 470 concluded the loss of potential farmland would contribute to an impact on farmland.

No Substantial Change from Previous Analysis:

Under the approved NorthStar Specific Plan, the Project Site is not zoned for agricultural use but is listed as Farmland of Local Importance.[6] However, the proposed Project, which includes the Amendment to add Planning Area 11 and develop the Arena would similarly not result in the conversion of farmland. Thus, the proposed Project would result in less than significant impacts on a project level but the loss of potential farmland would contribute to an impact on farmland on a cumulative basis, which would not result in new impacts or increase the severity of impacts.

b. Would the project conflict with existing agricultural use, or a Williamson Act contract or land within a Riverside County Agricultural Preserve?

EIR No. 470 Finding:

EIR No. 470 identified that the project would not conflict with agricultural zoning or a Williamson Act. The certified EIR stated that the NorthStar Specific Plan Area is not zoned for agricultural use, and the project development would not conflict with such zoning nor is the property under the Williamson Act contract. Impacts at the project level were determined to be less than significant. Regarding cumulative impacts, EIR No. 470 concluded the loss of potential farmland would contribute to significant and unavoidable cumulative impacts on farmland.

No Substantial Change from Previous Analysis:

Under the Approved Specific Plan, there are 10 planning areas, and the Project Site is zoned as SP-343 NorthStar Specific Plan in Planning Area 8, which proposes industrial park uses. The Project Applicant is requesting a zone change, which would rezone the Project Site to SP-343 NorthStar Specific Plan –

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6 California Department of Conservation. Important Farmland Finder. https://maps.conservation.ca.gov/DLRP/CIFF/, accessed March 12, 2021

Planning Area 11 and develop the Arena. Under both the approved and proposed Specific Plan, the Project Site would not be zoned for agricultural use nor is the property under the Williamson Act contract. Therefore, significant impacts on a project level would remain less than significant, but the loss of potential farmland would contribute to an impact on farmland on a cumulative basis, which would not result in new impacts or increase the severity of impacts previously identified significant impact as analyzed by EIR No. 470.

c. ***Would the project cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?***

EIR No. 470 Finding:

EIR No. 470 identified that there is no land zoned for farming on or near the Project Site. Impacts at a project level were determined to be less than significant. However, on a cumulative basis, the loss of potential farmland was concluded to contribute to a significant and unavoidable impact on farmland.

No Substantial Change from Previous Analysis:

The Project Site is not zoned for agricultural use and as described above the Amendment would not involve any changes to agricultural zoning. The zone change requested by the Project Applicant would rezone the Project Site from SP-343 NorthStar Specific Plan – Planning Area 8 to SP-343 NorthStar Specific Plan – Planning Area 11. There are currently no agriculturally zoned properties within 300 feet of the Project Site. Moreover, as identified by EIR No. 470, there is no land zoned for farming near the Project Site. Therefore, impacts on a project level would remain less than significant, but the loss of potential farmland would contribute to an impact on farmland on a cumulative basis, which would not result in new impacts or increase the severity of impacts previously identified significant impact as analyzed by EIR No. 470.

d. ***Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?***

EIR No. 470 Finding:

EIR No. 470 identified that the site has been designated for urban level development and not agricultural uses. The loss of potential farmland was concluded to contribute to a significant and unavoidable cumulative impact on farmland. EIR No. 470 stated there were no feasible mitigation measures which would reduce the cumulative impact resulting from the conversion of farmlands to a level of less than significant.

No Substantial Change from Previous Analysis:

The Project Applicant proposes to develop the Project Site previously evaluated for industrial park development to arena event center development. No new on-site or off-site impacts related to agricultural resources would occur. There are no existing agricultural uses within the immediate vicinity of the Project Site, and all areas surrounding the Project Site are planned for development with residential uses and/or the uses as specified by the Approved Specific Plan. Impacts due to the conversion of farmland would not occur on a project level but the loss of potential farmland would contribute to an impact on farmland on a cumulative basis, which would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required in regard to agricultural resources at the project level. Regarding cumulative impacts, EIR No. 470 determined no feasible mitigation measures were available to mitigate this impact. The Project would not result in new impacts or increase the severity of impacts, and no new or modified mitigation measures are required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*	*No New Significant or Substantially More Severe Impacts*
5. Forest					
Would the project:					
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	☐	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
conversion of forest land to non-forest use?					
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☐	☐	☒

Sources: County of Riverside, *General Plan*, Figure OS-3a, "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas"; Project Application Materials; Riverside County EIR No. 470.

a. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code, Section 12220(g)), timberland (as defined by Public Resources Code, Section 4526), or timberland zoned Timberland Production (as defined by Govt. Code, Section 51104(g))?

b. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

c. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

EIR No. 470 Finding:

At the time of the certified EIR, Checklist Questions a, b, and c, above, were not included in the CEQA Guidelines Appendix G Checklist and, therefore, analysis was not required. Although EIR No. 470 did not specifically respond to these checklist questions, EIR No. 470 contained enough information about existing conditions and forest land on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project to forest land was readily available to the public. EIR No. 470 identified that the NorthStar Specific Plan Area was zoned Specific Plan 151 (SP 151), Amendment No. 2. The project included the rezoning of the site to Specific Plan 343, for the golf/hotel/clubhouse components as well as the commercial/industrial uses, similar to SP 151, Amendment No. 2, with the addition of residential and timeshare units. The site did not contain any forest or timberland. While EIR No. 470 did not specifically analyze forest land, the NorthStar Specific Plan Area was not zoned for forest or timberland and, thus, the project analyzed in EIR No. 470 would not have

caused the rezoning of forest or timberland, resulted in the loss of forest land, or resulted in the conversion of forest land to non-forest uses.

No Substantial Change from Previous Analysis:

The Project Site does not contain any forest or timberland, and is not zoned for forest resources, nor is it identified as containing forest resources. Also, the Project Site has been subject to disturbance associated with past agricultural uses and is currently mass graded. As the proposed Project includes the Amendment to add Planning Area 11 and develop the Arena, there are no components of the Project that could result in significant impacts, either directly or indirectly, to forest or timberland resources. Therefore, implementation of the proposed Project would not result in any new impacts associated with forest resources or timberland.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified no mitigation measures in regard to forest resources or timberland. As the Project would not result in new impacts or increase the severity of a previously identified significant impact, no new or modified mitigation measures are required.

4.1.3 Air Quality

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*	*No New Significant or Substantially More Severe Impacts*
6. Air Quality Impacts					
Would the project:					
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☐	☒
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?	☐	☐	☐	☐	☒
c. Expose sensitive receptors, which are	☐	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
located within 1 mile of the Project site to substantial pollutant concentrations?					
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☐	☒

Sources: South Coast Air Quality Management District ("SCAQMD"), *Final 2012 Air Quality Management Plan*; California Department of Finance, *E-5 City/County Population and Housing Estimates* (January 1, 2013); California Air Resources Board (CARB), *Air Quality and Land Use Handbook* (2005); Riverside County EIR No. 470; Meridian Consultants, LLC, *Air Quality Study for the Addendum to the NorthStar Specific Plan* ("Air Quality Report," see **Appendix A**).

Since the time of the certified EIR, Checklist Questions for Section 4.1.3, Air Quality, have been updated in the CEQA Guidelines Appendix G Checklist. To determine whether the proposed Project would result in new impacts or an increase in the severity of previously identified impacts as analyzed by EIR No. 470 on the existing environmental conditions of the NorthStar Specific Plan Area, provided below is an update to the environmental information and analysis of the impacts of the proposed Project using the Checklist Questions from the current CEQA Guidelines Appendix G Checklist.

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

EIR No. 470 Finding:

EIR No. 470 found that short-term impacts to air quality would result from construction activities associated with the NorthStar Specific Plan and long-term impacts to air quality would result from development of residential, commercial, industrial, and business park uses on-site associated with the NorthStar Specific Plan. Specifically, EIR No. 470 concluded that construction under the NorthStar Specific Plan could generate emissions of PM10 above the threshold of significance established by the SCAQMD. The Coachella Valley is in non-attainment for PM10. EIR No. 470 also determined that operation under the NorthStar Specific Plan would generate VOC, NOx, CO, and PM10 emissions exceeding SCAQMD thresholds. EIR No. 470 included mitigation measures to reduce construction and operational emissions. EIR No. 470 determined that with mitigation air quality impacts from the NorthStar Specific Plan project would be less than significant, but cumulative air quality impacts would remain significant and unavoidable. EIR No. 470 also determined that impact significance from growth-related emissions should

not be solely related to the size of the project or the magnitude of its emissions, but instead on whether such growth has been properly anticipated in the air quality planning process. The Coachella Valley is housing rich and jobs poor. EIR No. 470 found that the NorthStar Specific Plan would improve the jobs/housing imbalance within the Coachella Valley and be consistent with general plan and growth assumptions for the area and a statement of overriding considerations with regard to cumulative air quality emissions was adopted by the County Board of Supervisors.

No Substantial Change from Previous Analysis:

As discussed below, the proposed Amendment, which includes the Arena, would result in lower emissions and a reduction in industrial park uses compared to the Approved Specific Plan. Moreover, consistent with EIR No. 470 the proposed Amendment would contribute to improving the jobs/housing imbalance within the Coachella Valley by providing an arena that would generate jobs in an area heavily developed with residential uses. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?

EIR No. 470 Finding:

EIR No. 470 found that short-term impacts to air quality would result from construction activities associated with the Approved Specific Plan and long-term impacts to air quality would result from development of residential, commercial, industrial, and business park uses on-site associated with the Approved Specific Plan. Specifically, EIR No. 470 found that construction under the Approved Specific Plan could generate emissions of PM10 above the threshold of significance established by the SCAQMD. EIR No. 470 also concluded would generate VOC, NOx, CO, and PM10 emissions exceeding SCAQMD thresholds. EIR No. 470 included mitigation measures to reduce construction and operational emissions. As summarized above, EIR No. 470 also determined that while the Approved Specific Plan would contribute to significant and unavoidable cumulative air quality impacts, the Approved Specific Plan would improve the jobs/housing imbalance within the Coachella Valley and is consistent with general plan and growth assumptions for the area and a Statement of Overriding Considerations was adopted by the Board of Supervisors with regard to the contribution of the project to cumulative air quality impacts.

No Substantial Change from Previous Analysis:

The proposed modifications to the Approved Specific Plan associated would change the mix of uses allowed within the NorthStar Specific Plan Area.

An Air Quality Report was prepared to assess the potential air quality impacts associated with the proposed Amendment, which includes the Arena, to assess whether the proposed Arena project would result in new or substantially increased air quality impacts beyond what was disclosed in EIR No. 470 for the Approved Specific Plan. The Air Quality Report is provided in **Appendix A** to this Addendum. The report concluded that the implementation of the proposed Project would not result in new or substantially increased air quality impacts beyond what was disclosed by EIR No. 470 as discussed below.

The Air Quality Report concluded that construction of the proposed Project would result in temporary generation of VOC, NOx, CO, SOx, PM10, and PM2.5 emissions from construction activities such as grading, building construction, paving, and application of architectural coatings. Maximum daily emissions of air pollutants during construction of the Project were calculated using CalEEMod. **Table 5: Maximum Arena Construction Emissions** identifies daily emissions that are estimated for peak construction days for each construction year. Based on the modeling, emissions due to construction would not exceed regional VOC, NOx, CO, SOx, PM10, and PM2.5 concentration thresholds. All criteria air pollutants would be below SCAQMD construction thresholds. However, similar to EIR No. 470, the Project would generate excessive emissions of PM10 of which the Coachella Valley is in non-attainment.

Table 5
Maximum Arena Construction Emissions

Source	VOC	NOx	CO	SOx	PM10	PM2.5
	pounds/day					
Year 2021	70	53	193	<1	16	6
Year 2022	71	33	99	<1	8	2
Maximum	71	53	193	<1	16	6
SCAQMD Mass Daily Threshold	75	100	550	150	150	55
Threshold exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.
Notes:
CO = carbon monoxide; NOx = nitrogen oxides; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns; SOx = sulfur oxides; VOC = volatile organic compounds.
*Refer to **Appendix A** for Air Quality Report.*

Operation of the Project will generate criteria pollutant emissions through vehicle trips traveling to and from the Project Site. In addition, emissions would result from area sources on site, such as natural gas combustion, landscaping equipment, and use of consumer products. The results presented in **Table 6: Maximum Proposed Specific Plan Operational Emissions** are compared to the SCAQMD-established operational significance thresholds.

Table 6
Maximum Proposed Specific Plan Operational Emissions

Source	VOC	NOx	CO	SOx	PM10	PM 2.5
	pounds/day					
Area	65	1	68	<1	<1	<1
Energy	2	15	11	<1	1	1
Mobile	56	221	546	2	151	41
Total	123	237	625	2	153	43
SCAQMD Mass Daily Threshold	75	100	550	150	150	55
Threshold exceeded?	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**No**

Source: CalEEMod.
Notes: Totals in table may not appear to add exactly due to rounding in the computer model calculations.
CO = carbon monoxide; NOx = nitrogen oxides; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns; SOx = sulfur oxides; VOC = volatile organic compounds.
*Refer to **Appendix A** for Air Quality Report.*

It is important to note, emissions presented in **Table 6** include regulatory compliance measures such as compliance with green building standards. Operational emissions would result primarily from passenger vehicles traveling to and from the Project Site. Operational emissions were analyzed for all the land uses proposed under the Amendment, including the proposed Project. As shown in **Table 6**, the operational emissions for the proposed Specific Plan would not exceed the regional SOx or PM2.5 concentration thresholds. However, the operational emissions would exceed the regional VOC, NOx, CO, and PM10, concentration thresholds.

The proposed Project would be subject to the mitigation measures identified in EIR No. 470 related to the reduction of construction and operational emissions. Additionally, the proposed Project would comply with all applicable mandatory SCAQMD rules and regulations. As shown in **Table 5** above, construction of the Project would not exceed any of the SCAQMD thresholds. However, **Table 6** shows that the proposed Specific Plan would exceed the SCAQMD thresholds for VOCs, NOx, CO, and PM10, but would not exceed operational thresholds for SOx or PM2.5. **Table 7: Proposed Specific Plan and Adopted Specific Plan Operational Emissions** compares the total operational proposed Specific Plan emissions and the operational emissions set forth in EIR No. 470 for the adopted Specific Plan. As shown, the proposed Specific Plan land uses would result in lower emissions compared to the adopted Specific Plan land uses disclosed in EIR No. 470. Moreover, consistent with EIR No. 470 the proposed Specific Plan would contribute to improving the jobs/housing imbalance within Coachella Valley by providing an arena that would generate jobs in an area heavily developed with residential uses. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

Table 7
Proposed Specific Plan and Adopted Specific Plan Operational Emissions

Source	VOC	NOx	CO	SOx	PM10	PM 2.5
	pounds/day					
Total Proposed Specific Plan	123	237	625	2	153	43
Total Adopted Specific Plan	310	312	3,139	3	366	—
Specific Plan exceeded?	**No**	**No**	**No**	**No**	**No**	—

Source: CalEEMod.
Notes: Totals in table may not appear to add exactly due to rounding in the computer model calculations.
CO = carbon monoxide; NOx = nitrogen oxides; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns; SOx = sulfur oxides; VOC = volatile organic compounds.
*Refer to **Appendix A** for Air Quality Report.*

c. Would the project expose sensitive receptors, which are located within 1 mile of the Project site to substantial pollutant concentrations?

EIR No. 470 Finding:

EIR No. 470 determined that the land uses that would be allowed by the NorthStar Specific Plan would not generate substantial point source emissions. EIR No. 470 concluded that impacts due to the NorthStar Specific Plan exposing sensitive receptors located within one mile of the site to substantial point source emissions would be less than significant.

No Substantial Change from Previous Analysis:

As discussed above, the Project would not generate emissions to a level that exceeds what is included in EIR No. 470. Moreover, the proposed Project does not include any land uses that would generate substantial point source emissions during operation. As such, the Project would result in similar air quality impacts as EIR No. 470 with regard to exposing sensitive receptors located within 1 mile of the Project Site to substantial pollutant concentrations. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

EIR No. 470 Finding:

EIR No. 470 noted the potential for generation of objectionable odors from diesel equipment during construction. Odors generated during construction and grading were found to be short term and not result in a long-term odorous impact to the surrounding area. Long-term operation odors would only have

the potential to occur from the proposed industrial, commercial, and business land uses. EIR No. 470 noted that the industrial, commercial, and business land uses would require submittal of a Plot Plan which would be reviewed by the County and would be required to implement mitigation for any potential impacts due to toxic substances and hazardous materials. As such, EIR No. 470 determined impacts due to emissions such as those leading to odors would be less than significant. EIR No. 470 concluded that the NorthStar Specific Plan would not expose substantial numbers of people to objectionable odors, and impacts were determined to be less than significant.

No Substantial Change from Previous Analysis:

Consistent with the analysis in EIR No. 470, the Project could generate intermittent and temporary objectionable odors from diesel equipment during construction. Mandatory compliance with SCAQMD Rule 1113 would limit the amount of VOCs in architectural coatings and solvents. According to SCAQMD, while almost any source may emit objectionable odors, some land uses are more likely to produce odors because of their operation. Land uses more likely to produce odors include agriculture, chemical plants, composting operations, dairies, fiberglass molding manufacturing, landfills, refineries, rendering plants, rail yards, and wastewater treatment plants. The Project does not include any land uses that are likely to produce odors. Therefore, objectionable odors would not be emitted by the proposed Project. Additionally, the proposed Project would reduce the amount of industrial uses within the NorthStar Specific Plan to accommodate new Planning Area 11 and the Arena. As the proposed Project would reduce the amount of industrial park square footage (from 1,200,000 square feet to 381,035 square feet), the amount of potential objectionable odors generated from the industrial uses would be reduced. As such, impacts related to objectionable odors generated by the Project would not be greater than was evaluated in EIR No. 470.

Any unforeseen odors generated by the Project will be controlled in accordance with SCAQMD Rule 402. As previously noted, Rule 402 prohibits the discharge of air contaminants that harm, endanger, or annoy individuals or the public; endanger the comfort, health or safety of individuals or the public; or cause injury or damage to business or property. Failure to comply with Rule 402 could subject the offending facility to possible fines and/or operational limitations in an approved odor control or odor abatement plan. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to air quality. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval, as appropriate.

Construction Mitigation

AQ-1 Develop a dust control program to supplement the routine watering that constitutes CVBACMs in excess of any minimum SCAQMD Rule 403 and 403.1 requirements. CVBACMs that may be adopted and integrated into an enhanced dust control program include, but are not limited to, hydroseeding previously disturbed areas, adding chemical binders or surfactants to increase the effectiveness of watering, early paving or chip sealing of roads, enforcing reduced travel speeds (15 mph) on unpaved surfaces and/or using sand fences and perimeter sandbags. A Fugitive Dust Control Plan for grading the NorthStar SP 343 project is required. The plan would identify the "normal" dust control practices, "after- hour" controls, bulk material track-out, clean-up, long-term stabilization, soil import/export control measures, and site signage. If the disturbed surface area exceeds 50 acres, an Environmental Observer shall be retained and available to be on-site within 30 minutes, day or night.

AQ-2 Minimize construction interference with regional non-project traffic movement. Measures recommended for inclusion are:

a. Scheduling receipt of construction materials to non-peak travel periods.

b. Routing construction traffic through areas of least impact sensitivity.

c. Limiting lane closures and detours to off-peak travel periods.

d. Providing ride-share incentives for contractor and subcontractor personnel.

AQ-3 Reduce "spill-over" effects by preventing soil erosion, washing vehicles entering public roadways from dirt off-road project areas, and washing/sweeping project access to public roadways on an adequate schedule.

AQ-4 Require emissions control from on-site equipment through a routine mandatory program of low-emissions tune-ups, and soot filters on diesel-fueled equipment, where feasible.

AQ-5 Utilize alternative-fueled or "green diesel" fueled construction equipment if use of such equipment will not adversely affect the project schedule or economics. A report of the availability of such equipment shall be submitted in conjunction with the grading application to determine to what extent the cleaner equipment objective will be met by this project.

AQ-6 Enforce a speed limit of 15 mph on any unpaved surface.

AQ-7 Limit grading/soil disturbance to as small an area as practical at any one time not to exceed 15 acres on any given day.

AQ-8 Limit the application of paints and coating to average no more than the equivalent of two dwelling units per day over the project build-out lifetime using the most currently available low-VOC paint.

Operational Mitigation

AQ-9 Recommended developer-sponsored measures include the following:

1. Provide an attractive pedestrian environment.
2. Incorporate bicycle trails and interconnections.
3. Build homes that exceed minimum Statewide energy construction requirements.
4. Include residential design features that encourage trip elimination or trip diversion to alternative transportation:

a. Pre-wired for various telecommunications systems for in-home offices

b. Pre-wired for 220V electric vehicle and golf cart charging systems.

5. Provide preferential parking spaces for employee carpools and vanpools.
6. Schedule truck deliveries and pickups for off-peak hours where feasible.

4.1.4 Biological Resources

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*	*No New Significant or Substantially More Severe Impacts*
7. Wildlife & Vegetation					
Would the project:					
a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State conservation plan?	☐	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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)?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒
e. Have a substantial adverse effect on any	☐	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?					
f. Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☐	☒
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☐	☒

Sources: Coachella Valley Multi-Species Habitat Conservation Plan; Riverside County EIR No. 470; ELMT Consulting, *Imperial Irrigation District Distribution Line Extension, City of Palm Desert, Riverside County, California, Habitat Assessment Coachella Valley Multiple Species Habitat Conservation Plan Consistency Analysis* ("Biological Resources Report," **Appendix I**); Coachella Valley MSHCP, Coachella Valley Multiple Species Habitat Conservation Plan Fact Sheet, website; *WCVAP*.

a. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State conservation plan?

EIR No. 470 Finding:

EIR No. 470 identified that the Coachella Valley Multi-Species Habitat Conservation Plan (MSHCP) had not been adopted at the time of certification of EIR No. 470 and approval of the NorthStar Specific Plan. The Specific Plan area is covered in the Thousand Palms Conservation Area section of the MSHCP; however,

the site is not within a conservation area, core habitat, other conserved habitat, or conservation land use area. The Specific Plan area is adjacent to the Thousand Palms Conservation Area which means that the adjacency guidelines apply. The site is adjacent to the Coachella Valley Preserve.

The evaluation in EIR No. 470 found that except for adjacency issues where the Specific plan area abuts the Conservation Area, there are no MSHCP enforcement provisions that are applicable to the project. In addition, a biological impact assessment was performed that substantiated that the property does not have significant biological resources. Evaluation concluded that the project meets the adjacency guidelines and no significant impact on the Conservation Area from project development would occur.

No Substantial Change from Previous Analysis:

The MSHCP was approved subsequent to certification of EIR No. 470 and received its California State incidental take permit in September 2008 and its federal incidental take permit in October 2008. A major amendment was completed in August 2016 to include the City of Desert Hot Springs and Mission Springs Water District in the MSHCP.[7] The MSHCP specifies conservation criteria for portions of the County that are identified for conservation as part of the MSHCP. The Project Site is not located within any MSHCP conservation cells, indicating that the site is not designated for conservation under the plan. Although the Project Site is not designated for conservation under the MSHCP, all lands within the MSHCP plan area are required to demonstrate compliance with all other terms of the MSHCP.

Onsite Improvements

The mandatory compliance of the Project with applicable MSHCP requirements would ensure that the addition of Planning Area 11 and the development of the Arena would not result in any new significant impacts to sensitive plant or wildlife species, and impacts would be less than significant. Moreover, the proposed Project would be fully consistent with the MSHCP requirements, and no new or substantially increased impacts associated with MSHCP compliance would occur as a result of the proposed Project. The addition of Planning Area 11 to the Specific Plan would not increase the intensity of development acres within the Specific Plan beyond what was evaluated in EIR No. 470, and all areas subject to physical impact as part of the proposed Project are fully consistent with what was assumed in EIR No. 470. Additionally, the Project Site is currently mass graded and has been continuously graded since the adoption of EIR No. 470 and the NorthStar Specific Plan. It is assumed no biological resources exist on the Project Site due to this constant disturbance. As such, impacts associated with biological resources would be similar to those identified in EIR No. 470.

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7 Coachella Valley MSHCP, Coachella Valley Multiple Species Habitat Conservation Plan Fact Sheet, website: https://cvmshcp.org/doc/Fact%20Sheet%20CVMSHCP.pdf, accessed February 2, 2021.

There are no other Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or State conservation plans applicable to the project area. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Offsite Improvements

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from improvements to these existing facilities. Additionally, as part of the Project, a 1,600-foot extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit would be installed to connect these two existing lines. The construction area along this straight route would be approximately 40 feet in width, outside of, but adjacent to, the Coachella Valley Preserve. This area is disturbed by existing dirt roads. A biological resources survey and report (Biological Resources Report) was prepared to determine whether the construction and operation of this improvement would result in substantial adverse effects to biological resources. As a Covered Activity located outside designated conservation areas, construction of the off-site improvements is expected to implement the applicable avoidance, minimization, and mitigation measures described in Section 4.4 of the Coachella Valley MSHCP.[8] With implementation of applicable avoidance and minimization measures identified in EIR No. 470, land use agency guidelines, and the MSHCP requirements, the off-site improvements would be fully consistent with the biological goals and objectives of the MSHCP. Mitigation Measure **WR-14** from EIR No. 470 requires utilities to be underground, especially along the common boundary between the Preserve and the NorthStar Specific Plan Area. Thus, this mitigation measure applies to utility improvements within the NorthStar Specific Plan Area. These off-site improvements required by the IID are not contiguous to or within the NorthStar Specific Plan Area. Additionally, IID improvements within the NorthStar Specific Plan Area would be underground consistent with this mitigation measure.

Therefore, implementation of the proposed Project, both on-site and off-site, would not conflict with the provisions of an adopted conservation plan, and would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

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8 See **Appendix I.**

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

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

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan would have no impact on fish and wildlife, including the Coachella Valley Fringe-Toed Lizard. The NorthStar Specific Plan Area is located next to the Coachella Valley Preserve which was specifically established to protect the Coachella Valley Fringe-Toed Lizard, as well as other species. EIR No. 470 determined that no sensitive plant species were located or expected to occur on the NorthStar site. However, EIR No. 470 concluded that with implementation of mitigation measures impacts would be reduced to less than significant.

No Substantial Change from Previous Analysis:

Onsite Improvements

Implementation of the proposed Project would not result in the removal of habitat with the potential to support candidate, sensitive, or special status species. Due to the previous grading and continual disturbance from the import and placement of fill, the Project Site is not suitable habitat for biological resources and native resident, or migratory fish or wildlife species. Additionally, it is located at the southern end of the NorthStar Specific Plan Area. The existing golf course to the north creates a buffer between the Project Site and the Coachella Valley Preserve.

For these reasons, impacts would be less than significant. Therefore, the addition of Planning Area 11 and the development of the Arena would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Offsite Improvements

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from improvements to these existing facilities. Additionally, as part of the Project, a 1,600-foot extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit would be installed to connect these two existing lines. The construction area along this straight route

would be approximately 40 feet in width, outside of, but adjacent to the Coachella Valley Preserve. This area is disturbed by existing dirt roads. A biological resources survey and report (Biological Resources Report; **Appendix I**) was prepared to determine whether the construction and operation of this improvement would result in substantial adverse effects to biological resources. No impacts to special-status plant or wildlife species are expected to occur due to the off-site improvements. With implementation of regulatory compliance with MBTA, MSHCP, and CDFW Fish and Game Code, a pre-construction nesting bird clearance survey, no impacts to loggerhead shrike, black-tailed gnatcatcher, Cooper's hawk, sharp-shinned hawk, California horned lark, prairie falcon are expected to occur. Coachella Valley fringe-toed lizard, Coachella giant sand treader cricket, Palm Springs pocket mouse, and Coachella Valley round-tailed ground squirrel are covered species under the MSHCP and no further surveys will be required. Utility line is proposed adjacent to fringe-toed lizard habitat/Conservation Area (see Figure 4, Appendix I); mitigation measures were previously identified in the EIR and would continue to apply. As discussed above, Mitigation Measure **WR-14** from EIR No. 470 requires utilities to be underground, especially along the common boundary between the Preserve and the NorthStar Specific Plan Area. Thus, this mitigation measure applies to utility improvements within the NorthStar Specific Plan Area. These off-site improvements required by the IID are not contiguous to or within the NorthStar Specific Plan Area. Additionally, IID improvements within the NorthStar Specific Plan Area would be underground consistent with this mitigation measure.

Further, due to the limited scope of work, and small footprint, if present, the adjacent habitats provide suitable refuge habitat for these species to temporarily move into.

Therefore, implementation of the proposed Project, both on-site and off-site, would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

EIR No. 470 Finding:

Although EIR No. 470 did not specifically address this subject, EIR No. 470 contained enough information about existing conditions and biological resources present on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about NorthStar's potential effect to migratory wildlife was readily available to the public. EIR No. 470 stated no native habitat existed prior to development and none will be on site after construction. Except for the golf course, landscaping on site would be generally indigenous to the desert environment and be both drought and heat tolerant. Irrigation will be the minimum necessary to adequately keep the vegetation alive and in an attractive condition. The golf course

was designed to minimize turf areas to the minimum to provide for tee and landing areas and greens. Landscaping outside of those areas contain desert compatible vegetation. EIR No. 470 identified that provision of an adequate buffer would maintain the integrity and functions of the Preserve. A 50-foot buffer strip between the golf course playable areas and the Preserve boundary was included in the design of the golf course. Within the buffer would be an access road that provides ingress and egress for golf course maintenance staff and personnel for the Preserve. EIR No. 470 concluded that implementation of mitigation measures would reduce impacts related to biological resources to less than significant. These mitigation measures include no use of chemical controls for weeds or animals within 100 feet of the Preserve boundary, providing a diagram of proposed plant species for landscaping use to the Preserve, limits on tree heights within 100 feet of the Preserve boundary, boundary fencing along the Preserve, informational signs about the Preserve, site lighting directed downward, prohibiting domestic cats and dogs present at the Project Site, contact with the Preserve management staff prior to any special event on the golf course, granting access to Preserve staff to the Project Site for bird of prey control, consulting the Preserve staff before releasing water on the Preserve, and utilities along the common boundary between the Preserve and the NorthStar Specific Plan Area be underground.

No Substantial Change from Previous Analysis:

Onsite Improvements

The Project Site has been previously disturbed by grading and the import and placement of fill dirt over time. Due to this activity, the site does not contain suitable habitat supporting the migration of native resident, or migratory fish or wildlife species. The Project Site does not contain migratory wildlife corridor areas or wildlife nursery sites. The Project Site is located south of the golf course and the existing buffer between the golf course and the Preserve boundary would remain. Furthermore, the Project would incorporate landscaping that would be drought tolerant in accordance with applicable regulations and shown in **Figure 9**. Therefore, the proposed Project would not result in any impacts to wildlife movement corridors. The addition of Planning Area 11 and the development of the Arena would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Offsite Improvements

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from improvements to these existing facilities. Additionally, as part of the Project, a 1,600-foot extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit

would be installed to connect these two existing lines. The construction area along this straight route would be approximately 40 feet in width, outside of, but adjacent to the Coachella Valley Preserve. This area is disturbed by existing dirt roads. A biological resources survey and report (Biological Resources Report) was prepared to determine whether the construction and operation of this improvement would result in substantial adverse effects to biological resources. Implementation of the off-site improvements will not disrupt or have any adverse effects on any migratory corridors or linkages in the surrounding area. Additionally, pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.3, 3511, and 3513 of the California Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs), the proposed Project would be required to protect nesting birds. Regulatory compliance with the MBTA and California Fish and Game Code would require a pre-construction clearance survey for nesting birds be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction if it occurs between February 1 and August 31. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a 300-foot buffer around the active nest. For listed and raptor species, this buffer should be expanded to 500 feet. A biological monitor should be present to delineate the boundaries of the buffer area and monitor the active nest to ensure that nesting behavior is not adversely affected by construction activities. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur. As discussed in response to Checklist Question a, Mitigation Measure **WR-14** from EIR No. 470 requires utilities to be underground, especially along the common boundary between the Preserve and the NorthStar Specific Plan Area. Thus, this mitigation measure applies to utility improvements within the NorthStar Specific Plan Area. These off-site improvements required by the IID are not contiguous to or within the NorthStar Specific Plan Area. Additionally, IID improvements within the NorthStar Specific Plan Area would be underground consistent with this mitigation measure.

Therefore, implementation of the proposed Project, would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Therefore, it is not anticipated that the Project, both on-site and off-site, would result in impacts to wildlife movement corridors. Implementation of the proposed Project, both on-site and off-site, would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

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

f. ***Would the project have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

EIR No. 470 Finding:

As summarized above, EIR No. 470 identified that the NorthStar Specific Plan Area has been extensively altered from a natural state and is located outside the Conservation Areas identified in the draft MSHCP. There are no other Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or State conservation plans applicable to the NorthStar Specific Plan Area. Impacts were determined to be less than significant with mitigation.

No Substantial Change from Previous Analysis: Onsite Improvements

The MSHCP defines riparian/riverine areas as lands which contain habitat dominated by trees, shrubs, persistent emergent mosses and lichens, which occurs close to or which depend upon soils moisture from a nearby freshwater source; or areas with fresh water flow during all or a portion of the year. The MSHCP defines vernal pools as seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetland indicators or hydrology and/or vegetation during the drier portion of the growing season. Areas demonstrating characteristics described above which are artificially created, are not included in these definitions, except for wetlands created for the purpose of providing wetlands habitat or resulting from human actions to create open waters or from the alteration of natural stream courses.

The addition of Planning Area 11 to the NorthStar Specific Plan would not result in substantial impacts to federal wetlands, riparian habitats or other sensitive natural communities because the Project Site is not within a Conservation Area as identified by the MSHCP. As a result, no riparian/riverine resources under the MSHCP are present and no impact to MSHCP riparian/riverine resources would occur. No vernal or seasonal pools under the MSHCP are present within the Project Site and no impact to riparian/riverine resources or vernal or seasonal pools would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Offsite Improvements

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from improvements to these existing facilities. Additionally, as part of the Project, a 1,600-foot extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit would be installed to connect these two existing lines. The construction area along this straight route would be approximately 40 feet in width, outside of, but adjacent to the Coachella Valley Preserve. This area is disturbed by existing dirt roads. A biological resources survey and report (Biological Resources Report) was prepared to determine whether the construction and operation of this improvement would result in substantial adverse effects to biological resources. No jurisdictional drainage and/or wetland features were observed within the proposed distribution alignment during the field survey. No special-status natural communities were observed within the boundaries of the proposed distribution alignment. Therefore, no special-status natural communities or federal wetlands will be impacted by the off-site improvements. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

g. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

EIR No. 470 Finding:

At the time of the certified EIR, Checklist Question g, above, was not included in the CEQA Guidelines Appendix G Checklist and, therefore, analysis was not required. Although EIR No. 470 did not specifically respond to this checklist question, EIR No. 470 contained enough information about existing conditions and policies and ordinances protecting biological resources for the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project to biological resources was readily available to the public. EIR No. 470 did not identify any conflicts with any local policies or ordinances protecting biological resources. As such, EIR No. 470 concluded impacts would be less than significant.

No Substantial Change from Previous Analysis:

Aside from the MSHCP, the only local policies/ordinances protecting biological resources within the Project area are the Riverside County Oak Tree Management Guidelines, which require surveys of individual trees and the minimization and/or avoidance of oak trees where feasible, and the Western Coachella Valley Area Plan (WCVAP) which includes policies protecting biological resources through adherence to the MSHCP. The proposed Project would result in changes to the distribution of land uses

within the Planning Areas subject to the proposed project to add Planning Area 11 which would include the Arena. It would not include any new areas of impact that were not considered as part of EIR No. 470. Under the existing conditions, the Project Site consists of disturbed habitat types, and does not contain any oak trees subject to the Oak Tree Management Guidelines. As such, the project has no potential to conflict with the Oak Tree Management Guidelines and is consistent with the WCVAP. There are no other ordinances or policies addressing biological resources that apply to the proposed project. Accordingly, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to biological resources. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions the approval, as appropriate.

WR-1 No use of chemical controls for weeds or animals within 100 feet of the preserve boundary.

WR-2 A diagram of plant species proposed for landscaping use is to be presented to the manager of the Coachella Valley Preserve 120 days prior to planting. This will allow the preserve manager to make recommendations regarding species selection and placement prior to actual planting. The objective is to prevent the accidental introduction of exotic and invasive plant species into the preserve.

WR-3 No additional trees over fifteen feet in height shall be planted within 100 feet of the preserve boundary. This shall avoid unnatural perches from which avian predators can prey upon sensitive animal species.

WR-4 Boundary fencing shall allow for the movement of animals on and off the preserve.

WR-6 Informational signs shall be posted at 50-yard intervals informing Project site users as to the purpose and fragile nature of the preserve.

WR-7 Since night lighting can interfere with the nocturnal hunting activities of native fauna, the Project site lighting is to be directed toward the ground and away from the Preserve.

WR-8 Domestic cats and dogs shall not be allowed on the Project site at any time. Stray pets, particularly cats, can prey upon small animals including the Coachella Valley fringe-toed lizard.

WR-9 Prior to any special event on the golf course that is expected to attract large crowds, the Coachella Valley Preserve management staff shall be contacted with regard to crowd control, press and media control, equipment placement and other issues regarding the operations of the event.

WR-10 The NorthStar project shall grant permission to the Coachella Valley Preserve staff to enter the NorthStar property for the purpose of bird of prey control.

WR-12 Except in the case where flood waters pose a threat to life or property, no water will be released onto Coachella Valley Preserve property without first consulting the Preserve staff.

WR-14 All utilities shall be underground, especially along the common boundary between the Preserve and NorthStar.

4.1.5 Cultural Resources

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*	*No New Significant or Substantially More Severe Impacts*
8. Historic Resources					
Would the project:					
a. Alter or destroy an historic site?	☐	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☐	☐	☒

Sources: Project Application Materials; Riverside County EIR No. 470; Statistical Research Inc., *Phase 1 Cultural Resources Assessment of a 1,600-Foot Extension of the Imperial Irrigation District Distribution Line in Support of the Coachella Valley Arena Project, near Thousand Palms, Riverside County, California* ("Cultural Resources Technical Report," **Appendix J**).

a. Would the project alter or destroy an historic site?

b. Would the project cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

EIR No. 470 Finding:

EIR No. 470 did not identify any historic sites within the NorthStar Specific Plan Area and concluded there was no potential for impacts to historic resources.

No Substantial Change from Previous Analysis:

No historic resources have been identified within the Project Site. Therefore, there would be no impacts to historic resources or sites as a result of the proposed Project, and the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 determined that no mitigation measures were required related to historic resources. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

	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					
Would the project:					
a. Alter or destroy an archaeological site?	☐	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☐	☐	☒
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☐	☒

Sources: Project Application Materials; Riverside County EIR No. 470; Statistical Research Inc., *Phase 1 Cultural Resources Assessment of a 1,600-Foot Extension of the Imperial Irrigation District Distribution Line in Support of the Coachella Valley Arena Project, near Thousand Palms, Riverside County, California* ("Cultural Resources Technical Report," **Appendix J**).

a. Would the project alter or destroy an archaeological site?

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?

EIR No. 470 Finding:

A Phase I Cultural Resources Assessment was conducted in 1998. No archaeological resources were observed within the boundaries of the NorthStar Specific Plan Area during the field survey. EIR No. 470 determined that, given the possibility of discovering subsurface resources during grading activities, archaeological monitoring during grading activities should be required. Additionally, as a response to the Notice of Preparation, the Agua Caliente Band of Cahuilla Indians, as well as others local tribes, were notified of the intent to prepare the certified EIR for the NorthStar Specific Plan Area. As a result of the comments provided by the Agua Caliente Band of Cahuilla Indians and mitigation measures contained in the Cultural Resources study prepared for the EIR, a mitigation measure was included to monitor ground disturbance. With implementation of the mitigation contained in EIR No. 470, impacts were determined to be less than significant.

No Substantial Change from Previous Analysis:

Onsite Improvements

Although the Project Site has been subject to previous disturbance since the certification of EIR No. 470 and adoption of the NorthStar Specific Plan, there is a potential for grading and excavation activities to disturb native soil not previously disturbed. The floor of the proposed Arena would be approximately 25 feet below ground. The proposed Project would be required to implement the previously identified mitigation measures that were identified and EIR No. 470, including mitigation measures that would require retaining an archaeologist and Native American monitor to watch for cultural and paleontological resources during grading, an Agua Caliente tribe approved cultural resources monitor during grading, an archaeologist for consultation and comment on the proposed grading prior to the issuance of grading permits, and no further disturbance until notification to the County Coroner and determination has been made by the County Coroner if human remains are encountered.

Offsite Improvements

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from

improvements to these existing facilities. Additionally, as part of the Project, a 1,600-foot extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit would be installed to connect these two existing lines. The construction area along this straight route would be approximately 40 feet in width, outside of, but adjacent to the Coachella Valley Preserve. This area is disturbed by existing dirt roads. A cultural resources survey and report (Cultural Resources Report) was prepared to determine whether the construction and operation of this improvement would result in substantial adverse effects to cultural resources. According to the survey, no previously recorded resources had been identified within the area identified for the off-site improvements or the ½ mile records search buffer.

Site assessments did not identify any prehistoric or historical-period artifacts or features within the off-site improvements area. Much of the surface within the area has been affected by off-highway vehicle traffic, as well as road-surface grading. Although the surface exhibited general disturbance from vehicle traffic, geoarchaeological studies of the off-site improvements area indicated that it has a moderate sensitivity for buried cultural resources. As such, potential cultural resources could be present just under the ground surface. Therefore, the proposed Project would be required to implement the previously identified mitigation measures that were identified and EIR No. 470, including mitigation measures that would require retaining an archaeologist and Native American monitor to watch for cultural and paleontological resources during grading, an Agua Caliente tribe approved cultural resources monitor during grading, an archaeologist for consultation and comment on the proposed grading prior to the issuance of grading permits.

Implementation of mitigation measures would result in less than significant impacts, both on site and off site, and would not result in any new impacts or increase in the severity of a previously identified significant impact of archaeological resources beyond that which was evaluated and mitigated in the certified EIR.

c. Would the project disturb any human remains, including those interred outside of formal cemeteries?

EIR No. 470 Finding:

As discussed above, EIR No. 470 included mitigation measures requiring an Agua Caliente tribe approved cultural resources monitor during grading and no further disturbance until notification to the County Coroner and determination has been made by the County Coroner if human remains are encountered. With implementation of these mitigation measures, impacts on cultural resources were determined to be less than significant.

No Substantial Change from Previous Analysis:

No human remains have been identified on-site during past archaeological investigations. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. If human remains are unearthed during construction of both on site and off-site improvements, the construction contractor would be required by law to comply with California Health and Safety Code, Section 7050.5, "Disturbance of Human Remains." According to Section 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the Coroner recognizes the human remains to be those of a Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations for preferences for treatment within 48 hours of being granted access to the site. According to Public Resources Code Section 5097. 94(k), the NAHC is authorized to mediate disputes arising between landowners unknown descendants relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials. With mandatory compliance to California Health Safety Code Section 7050.5 and Public Resources Code Section 5097.98, any potential impacts to human remains, including human remains of Native American descent, both on site and off site would be less than significant with implementation of mitigation measures. Therefore, impacts to human remains are determined to be less insignificant and the Project would not substantially increase the severity of impacts previously identified in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to cultural resources. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions the approval, as appropriate.

CPR-1 Grading shall be observed by a qualified archaeological and Native American monitor to watch for cultural and paleontological resources. Shall a subsurface resource be encountered during grading operations, the grading shall be halted and diverted from the area and a qualified archaeologist shall be contacted to determine whether or not the find is significant and warrants testing.

CPR-2 In addition to a qualified archaeological monitor, an approved cultural resources monitor shall be retained. The monitor may request that destructive construction halt and the monitor shall notify a qualified archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer, County Historic Preservation Officer and the Agua Caliente Cultural Resource Coordinator. This monitor shall be selected by the Agua Caliente tribe, from a list of approved monitors from the Native American Heritage Commission.

CPR-3 Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land developer for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Shall the archeologist, after consultation with the appropriate Native American tribe(s) find that potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, Native American observer(s), and the excavation and grading contractor shall take place. During grading operations, the archaeologist, the archaeologist's on- site representative(s) and the Native American Observer(s) shall actively monitor all project related grading and construction and, when deemed necessary in the professional opinion of the retained archaeologist and the Native American Observer(s) shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources.

CPR-4 Prior to the issuance of grading permits, the NAME, ADDRESS, and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the Building and Safety Grading Division. If the retained archaeologist, after consultation with the appropriate Native American(s), finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

CPR-5 If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of the origin and disposition pursuant to Public Resource Code Section 5097.98. The County Coroner shall be notified immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission, which shall determine and notify the appropriate Native American Tribe who is the most likely descendent. The descendent shall inspect the site of the discovery and make recommendations as to the appropriate mitigation. After the recommendations have been made, the land divider, Native American Tribal representative(s), and the County

representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

4.1.6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
10. Energy					
Would the project:					
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☐	☒
b. Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	☐	☐	☐	☐	☒

Source: Riverside County EIR No. 470.

At the time of the certified EIR, Section 4.1.6, Energy, and Checklist Questions a and b, above, were not included in the CEQA Guidelines Appendix G Checklist and, therefore, analysis was not required. Although EIR No. 470 did not specifically respond to these checklist questions, EIR No. 470 discussed the NorthStar project's energy consumption and impacts. Thus, EIR No. 470 contained enough information about existing conditions and energy on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project to energy was readily available to the public.

a. ***Would the project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?***

b. ***Would the project conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?***

EIR No. 470 Finding:

EIR No. 470 identified that development of the NorthStar Specific Plan site would increase energy consumption as compared to the uses that were existing on-site; however, the energy consumption levels associated with the NorthStar Specific Plan project were not expected to exceed typical requirements for similar urban developments. As such, EIR No. 470 concluded that energy impacts would be less than significant.

No Substantial Change from Previous Analysis:

In 2019, the California Office of Planning and Research (OPR) provided comprehensive updates to the CEQA Guidelines. With this, several text revisions to the Appendix G Checklist were made, including the addition of the Energy section.

The Project would not conflict with any adopted energy conservation plans. The Project would be developed in conformance with all applicable energy conservation regulations including but not limited to Title 24 energy conservation standards. The Project would be constructed to achieve the building energy efficiency standards set forth in the California Code of Regulations Title 24 requirements in effect at the time of building permit issuance, as required pursuant the mitigation measures from EIR No. 329. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. Additionally, the Project would not result in an increase in the number of dwelling units or building intensity within the NorthStar Specific Plan. Furthermore, the Arena would include solar panel construction and operation consisting of a 600-kilowatt direct current (KWDC) solar photovoltaic array approximately 50,000 square feet atop the pedestrian walkway along the northeastern boundary of the Project Site and parking lot to provide power to the Arena and shade to pedestrians. The solar panels would generate at least 20 percent of the Arena's energy demand consistent with provision R2-CE1: Clean Energy in the Riverside County Climate Action Plan.[9]

It should also be noted that current regulations for energy conservation are much stricter than the regulations adopted at the time EIR No. 470 was adopted in 2006. As a result, the Project would result in a decreased energy demand as compared to what was evaluated for the Project Site in EIR No. 470.

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9 County of Riverside Climate Action Plan Update, November 2019.

Accordingly, the Project's impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during Project construction and operation would be less than significant. Therefore, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified no mitigation measures in regard to energy. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

4.1.7 Geology and Soils

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*	*No New Significant or Substantially More Severe Impacts*
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones					
Would the project:					
a. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☐	☒

Sources: *WCVAP,* Figure 13, "Western Coachella Valley Area Plan Seismic Hazards"; Riverside County EIR No. 470; Leighton Consulting, Inc., *Geotechnical Exploratory Report* and *Addendum to Geotechnical Exploration Report* (see **Appendix B1** and **B2**, respectively).

Since the time of the certified EIR, Checklist Questions for Section 4.1.7, Geology and Soils, have been updated in the CEQA Guidelines Appendix G Checklist. To determine whether the proposed Project would result in new impacts or an increase in the severity of previously identified impacts as analyzed by EIR No. 470 on the existing environmental conditions of the NorthStar Specific Plan Area, provided below is an update to the environmental information and analysis of the impacts of the proposed Project using the Checklist Questions from the current CEQA Guidelines Appendix G Checklist.

a. Would the project be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

EIR No. 470 Finding:

EIR No. 470 identified that the Project Site is not located in any Alquist-Priolo special study zones and there are no faults mapped through or adjacent to the project area. Fault rupture would most likely occur along previously established traces; however, fault rupture may occur at other locations not previously mapped. For this reason, EIR No. 470 identified a mitigation measure requiring the project to comply with the criteria in the Uniform Building Code (UBC). With implementation of mitigation, EIR No. 470 determined that impacts would be less than significant.

No Substantial Change from Previous Analysis:

Although the Project Site is not located within a Alquist-Priolo special study zone, the San Andreas Fault Zone (SAFZ), particularly, the San Andreas South Branch is located immediately north of the Project Site.[10] This fault is approximately less than a mile away from the Project Site. However, the proposed modifications to the NorthStar Specific Plan associated with the addition of Planning Area 11 and development of the Arena would not increase the intensity of development acres within the Specific Plan.

In addition, a site specific Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report was prepared for the Project Site to assess the potential for geology and soil impacts and confirm that the potential impacts from implementing the additional Planning Area and the Arena would not result in new or substantially increased impacts associated with geology and soils compared to those identified in EIR No. 470.

Design of the Project would be performed in accordance with all applicable current codes and standards utilizing the appropriate seismic design parameters to reduce seismic risk as defined by California Geological Survey (CGS) Chapter 2 of Special Publication 117A. The 2019 edition of the California Building Code (CBC) is the current edition of the code. Through compliance with these regulatory requirements and the utilization of appropriate seismic design parameters selected by the design professionals, potential effects relating to seismic shaking would be reduced.

Additionally, the proposed Project would be subject to the mitigation measures identified in EIR No. 470, which would ensure the mandatory adherence to California Building Standards Code (CALGreen) requirements as well as compliance with the recommendations of the Geotechnical Exploratory Report

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10 See **Appendix B1.**

and Addendum to the Geotechnical Exploratory Report. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impacts as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

No new mitigation measures beyond those identified in EIR No. 470 are required; however, applicable mitigation measures from EIR No. 470 would continue to apply to the proposed Project. EIR No. 470 mitigation measure that is applicable to the proposed project is provided below.

SS-13 Expansion: The design of foundations shall be based on the weighted expansion index (UBC Standard) of the soil. As stated in the soil properties section, the preliminary expansion index of the on-site soil is in the very low (0-19) classification. However, during site preparation, if the soil is thoroughly mixed and additional fill is added, the expansion index may change. Therefore, the expansion index shall be evaluated after the site preparation has been completed, and the final foundation design adjusted accordingly.

	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					
Would the project:					
a. Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☐	☐	☒

Sources: *WCVAP,* Figure 13, "Western Coachella Valley Area Plan Seismic Hazards"; Riverside County EIR No. 470; Leighton Consulting, Inc., *Geotechnical Exploratory Report* and *Addendum to Geotechnical Exploration Report* (see **Appendix B1** and **B2**, respectively).

a. Would the project be subject to seismic-related ground failure, including liquefaction?

EIR No. 470 Finding:

EIR No. 470 determined liquefaction was not anticipated on-site due to the depth of groundwater and because no free groundwater was discovered during the exploratory borings. EIR No. 470 concluded impacts would be considered less than significant.

No Substantial Change from Previous Analysis:

The Project Site is not located within a County of Riverside liquefaction susceptibility zone.[11] Due to the absence of shallow groundwater, the potential for liquefaction induced settlement is not considered a geologic hazard on this site. The potential for dynamic-induced dry settlement due to ground shaking does exist on this site due to potential densification in the underlying sand. The Project would comply with the recommendations proposed in the Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report and CBC compliance. Impacts related to seismic-related ground failure, including liquefaction would be less than significant. Implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impacts as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required related to liquefaction. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*	*No New Significant or Substantially More Severe Impacts*
13. Ground-Shaking Zone					
Would the project:					
a. Be subject to strong seismic ground shaking?	☐	☐	☐	☐	☒

Sources: *WCVAP*, Figure 15, "Western Coachella Valley Area Plan Slope Instability"; Riverside County EIR No. 470; Leighton Consulting, Inc., *Geotechnical Exploratory Report* and *Addendum to Geotechnical Exploration Report* (see **Appendix B1** and **B2**, respectively).

a. Would the project be subject to strong seismic ground shaking?

EIR No. 470 Finding:

EIR No. 470 identified that strong seismic ground shaking is most likely to affect the site during the life of the intended structure. However, EIR No. 470 included mitigation measures requiring compliance with the CBC to reduce potential impacts from seismic ground shaking to less than significant.

11 See **Appendix B1.**

No Substantial Change from Previous Analysis:

Strong ground shaking can be expected at the site during moderate to severe earthquakes in the region. As discussed above, the design of the Project would conform with all applicable current codes and standards utilizing the appropriate seismic design parameters to reduce seismic risk as defined by California Geological Survey (CGS) Chapter 2 of Special Publication 117A. Through compliance with these regulatory requirements and the utilization of appropriate seismic design parameters selected by the design professionals, potential effects relating to seismic shaking would be reduced. Impacts related to strong seismic ground shaking would be less than significant. Implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impacts as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

No new mitigation measures beyond those identified in EIR No. 470 are required; however, applicable mitigation measures from EIR No. 470 would continue to apply to the proposed Project. EIR No. 470 mitigation measure that is applicable to the proposed project is provided below.

SS-13 Expansion: The design of foundations shall be based on the weighted expansion index (UBC Standard) of the soil. As stated in the soil properties section, the preliminary expansion index of the on-site soil is in the very low (0-19) classification. However, during site preparation, if the soil is thoroughly mixed and additional fill is added, the expansion index may change. Therefore, the expansion index shall be evaluated after the site preparation has been completed, and the final foundation design adjusted accordingly.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*	*No New Significant or Substantially More Severe Impacts*
14. Landslide Risk					
Would the project:					
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?	☐	☐	☐	☐	☒

Sources: *WCVAP,* Figure 14, "Western Coachella Valley Area Plan Steep Slope"; Riverside County EIR No. 470; Riverside County General Plan; Leighton Consulting, Inc., *Geotechnical Exploratory Report* and *Addendum to Geotechnical Exploration Report* (see **Appendix B1** and **B2**, respectively).

a. Would the project Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

EIR No. 470 Finding:

EIR No. 470 did not identify any evidence of past landsliding observed on-site and there are no known lateral spreading zones, collapse, rockfall or landslides mapped in or around the Project Site. The Riverside County General Plan indicated that the property has a slope of less than 15%. Moreover, EIR No. 470 identified that the subject property was not at the immediate base of any steep hills and was located on relatively flat ground. The closest hills with any slope are the Indio Hills, about a mile away. EIR No. 470 concluded that impacts due to landslides would be less than significant with mitigation incorporated.

No Substantial Change from Previous Analysis:

As mentioned, there are no known landslides areas mapped in or around the Project Site. In addition, the Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report determined that the Project area is not considered susceptible to landslides, seismically induced landslides, or other mass wasting processes (debris flows, rock falls, etc.).[12] Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts related to landslides. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions the approval, as appropriate.

SS-1 Clearing and grubbing: At the start of site grading, existing vegetation, trees, large roots, pavements, foundations, non-engineered fill, construction debris, trash, and abandoned underground utilities (including the old irrigation pipes) shall be removed from the proposed building, structural, and pavement areas. The surface shall be stripped of organic growth and removed from the areas that are likely to receive structures and

12 See **Appendices D1** and **D2.**

improvements. Areas disturbed during clearing shall be properly backfilled and compacted, as described in SS-11 below.

SS-2 Dust Control: Dust control shall be implemented during construction. Site grading shall be in strict compliance with the requirements of the South Coast Air Quality Management District.

SS-3 Site Preparation: Because of the relatively under compacted nature of the near surface site soils, on likely building areas, pre compaction of soils in areas of fill is required. The existing surface soils within these areas shall be scarified and then moisture conditioned such that the moisture penetrates to a depth of at least three feet below existing grad. The resting grade shall be compacted to at least 90% relative compaction. If unsuitable materials are found in the areas of future improvement, over excavation of the soils will be required. The depth and lateral extent of unsuitable soil to be over excavated will be determined in the field at the time of grading.

SS-4 Auxiliary Structures Subgrade Preparation. Auxiliary structures such as garden or retaining walls shall have the foundation sub grade prepared similar to the building pad recommendations given in SS 3 above. The lateral extent of the over excavation needs only to extend two feet beyond the face of the footing.

SS-5 Engineered Fill Soils: The native soil is suitable for use as engineered fill and utility trench backfill, provided it is free of significant organic or deleterious matter. The native soil shall be placed in maximum 8-inch lifts (loose) and compacted to at least 90% relative compaction (ASTM D 1557) near its optimum moisture content. Compaction shall be verified by testing.

SS-6 Shrinkage: The shrinkage factor for earthwork is expected to range from 15 to 25 percent for the upper excavated or scarified site soils. This estimate is based on compactive effort to achieve an average relative compaction of about 92% and may vary with contractor methods. Subsidence is estimated to be less than 0.2 feet. Losses from site clearing and removal of existing site improvements may affect earthwork quantity calculations and shall be considered.

SS-7 Site Drainage: Positive drainage shall be maintained away from the structures (5% for five feet minimum) to prevent ponding and subsequent saturation of the foundation soils. Gutters and downspouts may be considered as a means to convey water away from

foundations if adequate drainage is not provided. Drainage shall be maintained for paved areas. Water shall not pond on or near paved areas.

SS-8 Foundations: All foundations shall be placed on compacted soils as recommended above. In addition, foundations shall meet the following:

A. A minimum footing depth of 12 inches and 18 inches below the lowest adjacent grade shall be maintained for one and two story structures, respectively.

B. For conventional foundations, the estimated bearing values are given below for foundations on re compacted soils, assuming fill import (if required) is equal to or better than site soils:

(1) Continuous foundations of one foot wide and 12 inches below grade:

i) 1500 psf for dead, plus reasonable live, loads

ii) 2000 psf for wind and seismic considerations

(2) Isolated pad foundations 2' x 2' and bottomed 12 inches below grade:

i) 1800 psf for dead, plus reasonable live, loads

ii) 2400 psf for wind and seismic considerations

C. Allowable increases of 300 psf per one foot of additional footing width and 300 psf for each additional six inches of footing depth may be used. Maximum bearing capacity shall not exceed 3000 psf.

D. Although footing reinforcement may not be required, one number four rebar at the top and bottom of the footings shall be considered in order to span surface imperfections. Other requirements that are more stringent due to structural loads will govern.

E. Soils beneath footings and slabs shall be pre moistened prior to placing concrete.

F. Lateral loads may be resisted by soil friction on floor slabs and foundations and by passive resistance of the soils acting on foundation stem walls. Lateral capacity is based partially on the assumption that any required backfill adjacent to foundations and grade beams is properly compacted.

G. Foundation excavations shall be visually observed by the soil engineer during excavation ad prior to placement of reinforcing steel or concrete. Local variations in conditions may warrant deepening of footings.

H. Allowable bearing values are net (weight of footing and soil surcharge may be neglected) and are applicable for dead, plus reasonable live, loads.

I. Allowable bearing values are net (weight of footing and soil surcharge may be neglected) and are applicable for dead, plus reasonable live, loads.

SS-9 Slabs-on-Grade

A. Concrete slabs-on-grade shall be supported by compacted structural fill placed in accordance with applicable sections of these mitigation measures.

B. In areas of moisture sensitive floor coverings, an appropriate vapor barrier shall be installed in order to minimize vapor transmission from the sub-grade soil to the slab. The membrane shall be covered with two inches of sand to help protect it during construction. The sand shall lightly moistened just prior to placing concrete.

C. Reinforcement of slab-on-grade is contingent upon the structural engineers recommendations and the expansion index of the supporting soil. Since the mixing of fill soil with native soil could change the expansion index, additional tests shall be conducted during rough grading to determine the expansion index of the sub-grade soil. Also, due to the high temperature differential endemic to desert areas, large concrete slabs on grade are susceptible to Tension cracks. Although reinforcing is not required, consideration shall be given to reinforcing slabs with 6" x 6"/#10 x #10 welded wire fabric. Additional reinforcement due to the expansion index of the site soil shall be provided as recommended in SS-13 below. Additional reinforcement may also be required by the structural engineer.

D. It is recommended that the proposed perimeter slabs (sidewalks, patios, etc.) be designed relatively independent of foundation stems (free-floating) to help mitigate cracking due to foundation settlement and/or expansion.

SS-10 Settlement Considerations: Maximum estimated settlement, based on footings founded on firm soils as recommended, shall be less than one inch. Differential settlement between exterior and interior bearing members shall be less than one half inch.

SS-11 Frictional and Lateral Coefficients:

A. Resistance to lateral loading may be provided by friction acting on the base of foundations, a coefficient of friction of 0.50 shall be used for dead load forces.

B. Passive resistance acting on the sides of foundation stems (300 pcf, equivalent fluid weight), may be included for resistance to lateral load.

C. A one third increase in the quoted passive value may be used for wind or seismic loads.

D. Passive resistance of soils against grade beams and the frictional resistance between the floor slabs and the supporting soils may be combined in determining the total lateral resistance, however, the friction factor shall be reduced to 0.31 of dead load forces.

E. For retaining walls backfilled with compacted native soil, it is recommended that an equivalent fluid pressure of 35 pcf be used for well drained level backfill conditions.

SS-12 Slope Stability: If slopes exceed five feet, engineering calculations shall be performed to substantiate the stability of slopes steeper than 2 to 1. Fill slopes shall be overfilled and trimmed back to competent material.

SS-13 Expansion: The design of foundations shall be based on the weighted expansion index (UBC Standard) of the soil. As stated in the soil properties section, the preliminary expansion index of the on-site soil is in the very low (0 19) classification. However, during site preparation, if the soil is thoroughly mixed and additional fill is added, the expansion index may change. Therefore, the expansion index shall be evaluated after the site preparation has been completed, and the final foundation design adjusted accordingly.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*	*No New Significant or Substantially More Severe Impacts*
15. Ground Subsidence					
Would the project:					
b. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	☐	☐	☐	☐	☒

Sources: *County of Riverside General Plan,* Figure S-7, "Documented Subsidence Areas"; Riverside County EIR No. 470; Leighton Consulting, Inc., *Geotechnical Exploratory Report* and *Addendum to Geotechnical Exploration Report* (see **Appendix B1** and **B2**, respectively).

a. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

EIR No. 470 Finding:

Subsidence and expansive and collapsible soils are prevalent in the Coachella Valley, including the NorthStar Specific Plan Area. EIR No. 470 required expansion testing and mitigation of potential impacts through compliance with current grading and building codes. These regulations require the use of reinforcing steel and foundations, drainage control devices, over excavation and backfilling with non-expansive soil. As such, EIR No. 470 determined impacts due to ground subsidence would be less than significant with mitigation incorporated.

No Substantial Change from Previous Analysis:

According to the Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report,[13] the soils found on the Project Site generally possess low collapse potential. The Geotechnical Exploratory Report identified that proper surface drainage design, excavation, recompaction and moisture conditioning during preparation of the subgrade would reduce the risks associated with collapse. Additionally, engineered fills are generally not considered susceptible to hydro-collapse. Considering the anticipated earthwork required to achieve design grades, the potential for hydro-consolidation to affect the Project upon completion of grading is considered low. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified the following mitigation measure to address impacts related to ground subsidence. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions the approval, as appropriate.

SS-13 Expansion: The design of foundations shall be based on the weighted expansion index (UBC Standard) of the soil. As stated in the soil properties section, the preliminary expansion index of the on-site soil is in the very low (0 19) classification. However, during site preparation, if the soil is thoroughly mixed and additional fill is added, the expansion index may change. Therefore, the expansion index shall be evaluated after the site preparation has been completed, and the final foundation design adjusted accordingly.

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13 **Appendices B1 and B2.**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
16. Other Geologic Hazards					
Would the project:					
c. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☐	☒

Sources: *County of Riverside General Plan,* Safety Element, Figure S-10, "Dam Failure Inundation Areas"; Riverside County EIR No. 470; Leighton Consulting, Inc., *Geotechnical Exploratory Report* and *Addendum to Geotechnical Exploration Report* (see **Appendix B1** and **B2**, respectively).

a. Would the project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

EIR No. 470 Finding:

EIR No. 470 noted that NorthStar Specific Plan was not located within an area with a known risk of seiche, mudflow, or volcanic activity. As such, EIR 470 concluded that impacts due to geologic hazards, such as seiche, mudflow, or volcanic hazard would not occur.

No Substantial Change from Previous Analysis:

The Project Site is not located within an area which has a known risk of seiche, mudflow, or volcanic activity. Accordingly, no impact would occur as a result of seiches, mudflows, volcanic hazards, or other geologic hazards not already addressed above. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required related to geologic hazards, such as seiche, mudflow, or volcanic hazards. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
17. Slopes					
Would the project:					
a. Change topography or ground surface relief features?	☐	☐	☐	☐	☒
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☐	☒
c. Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☐	☒

Sources: *WCVAP*, Figure 14, "Western Coachella Valley Area Plan Steep Slope"; Project Application Materials; Riverside County EIR No. 470; Leighton Consulting, Inc., *Geotechnical Exploratory Report* and *Addendum to Geotechnical Exploration Report* (see **Appendix B1** and **B2**, respectively).

a. Would the project change topography or ground surface relief features?

b. Would the project create cut or fill slopes greater than 2:1 or higher than 10 feet?

c. Would the project result in grading that affects or negates subsurface sewage disposal systems?

EIR No. 470 Finding:

EIR No. 470 noted implementation of the NorthStar Specific Plan would alter some of the existing landforms. EIR No. 470 noted that the NorthStar Specific Plan was designed to be sensitive to and reflect natural landforms where possible. EIR No. 470 included mitigation measures requiring slope stability investigation for development of Planning Areas adjacent to step hillsides and mitigation requiring the foundation characteristics of soils within on-site development areas. In addition, EIR No. 470 did not identify any subsurface sewage disposal systems that would be affected as a result of grading activities. Therefore, EIR No. 470 determined grading proposed as part of the NorthStar Specific Plan Project would have less than significant impacts relative to existing topography and ground surface relief features with implementation of mitigation measures and would have no impact to subsurface sewage disposal systems.

No Substantial Change from Previous Analysis:

The proposed modifications to the NorthStar Specific Plan associated with new Planning Area 11 and the development of the Arena would not increase the intensity of development acres within the Specific Plan. According to the Geotechnical Exploratory Report, conventional cut and fill grading will be utilized to construct the Arena. Permanent unprotected slopes would be designed at a maximum slope angle of 3:1 or flatter. Slopes designed at 2:1 should be provided with adequate erosion control upon completion of grading. Additionally, the results of geotechnical report indicated that the proposed temporary and permanent cut and fill slopes will be surficially and grossly stable and have the minimum factor of safety seismic conditions.

The proposed Project would be subject to the mitigation measures identified in EIR No. 470, which would ensure the mandatory adherence to California Building Standards Code (CALGreen) requirements, thereby ensuring that impacts associated with grading and slopes would be similar to those identified in EIR No. 470. The Project would also comply with the recommendations proposed in the Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified the following mitigation measure to address impacts related to slopes. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions the approval, as appropriate.

SS-12 Slope Stability: If slopes exceed five feet, engineering calculations shall be performed to substantiate the stability of slopes steeper than 2 to 1. Fill slopes shall be overfilled and trimmed back to competent material.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*	*No New Significant or Substantially More Severe Impacts*
18. Soils					
Would the project:					
a. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☐	☒
b. Be located on expansive soil, as	☐	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?					
c. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☐	☒

Sources: USDA Soil Conservation Soil Surveys; Project Application Materials; Riverside County EIR No. 470; Leighton Consulting, Inc., *Geotechnical Exploratory Report* and *Addendum to Geotechnical Exploration Report* (see **Appendix B1** and **B2**, respectively).

a. Would the project result in substantial soil erosion or the loss of topsoil?

EIR No. 470 Finding:

EIR No. 470 noted that the NorthStar Specific Plan project could result in substantial soil erosion or the loss of topsoil and identified mitigation measures requiring positive drainage of the site in order to reduce impacts due to erosion to less than significant. EIR No. 470 concluded impacts due to soils erosion would be less than significant with incorporation of mitigation measures.

No Substantial Change from Previous Analysis:

According to the Geotechnical Exploratory Report, the Project Site is subject to erosion, runoff, and sedimentation due to the granular nature of the site soil and high winds of the region. Climate, topography, soil types and vegetation are key factors to erosion, runoff, and sedimentation processes. The site is within a recognized blow sand hazard area. Fine particulate matter can create an air quality hazard if dust is blowing. However, moisture-conditioning the surface and landscaping can mitigate this hazard during and after completion of construction. The proposed Project would be subject to the mitigation measures identified in EIR No. 470 and would also comply with the recommendations identified

in the Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report. With implementation of these mitigation measures from the certified EIR, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 470.

b. Would the project be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

EIR No. 470 Finding:

The certified Final EIR stated that subsidence and expansive and collapsible soils are prevalent in the Coachella Valley, including the NorthStar Specific Plan Area. EIR No. 470 required expansion testing and mitigation of potential impacts through compliance with current grading and building codes. These regulations require the use of reinforcing steel and foundations, drainage control devices, over excavation and backfilling with non-expansive soil. EIR No. 470 concluded that potential impacts related to soils conditions would be less than significant with mitigation.

No Substantial Change from Previous Analysis:

Soil collapse, or hydro-consolidation, occurs when saturated soil units undergo a rearrangement of their grains and a loss of cohesion or cementation, resulting in substantial and rapid settlement under relatively light loads. Wind-deposited sands and silts, and alluvial fan and debris flow sediments deposited during flash floods represent soils that are susceptible to collapse.

The Project Site soils in the near surface soils possess a low expansion potential.[14] As such, the implementation of the proposed Project would not result in any substantial risks to life or property associated with expansive soils. Additionally, the proposed Project would implement the identified mitigation measures in EIR No. 470. Impacts would be less than significant with mitigation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

c. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

EIR No. 470 Finding:

At the time of the certified EIR, Checklist Question c above, was not included in the CEQA Guidelines Appendix G Checklist and, therefore, analysis was not required. Although EIR No. 470 did not specifically

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14 See **Appendix B1.**

respond to this checklist question, EIR No. 470 discussed potential geology and soils impacts of the NorthStar project. Thus, EIR No. 470 contained enough information about existing conditions and geology and soils on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project related to soils incapable of supporting the use of septic tanks or alternative waste water disposal systems was readily available to the public.

EIR No. 470 did not involve the construction of septic systems on-site, as the NorthStar Specific Plan project would connect to a sanitary sewer system for treatment of project wastewater. EIR No. 470 concluded that significant impacts associated with septic systems and adequately supporting septic tanks or alternative waste water disposal systems would not occur.

No Substantial Change from Previous Analysis:

The proposed Project would not involve the construction of septic systems on-site, as the Arena would connect to a sanitary sewer system for treatment of wastewater. Water and Sewer service will be provided by Coachella Valley Water District (CVWD). The CVWD provides Potable Water Supply, Recycled Water and Sanitary Sewer Service. The CVWD indicated it has adequate capacity to provide service to new Planning Area 11 and the proposed Arena.[15] As such, significant impacts associated with septic systems would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts related to soils. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions the approval, as appropriate.

SS-2 Dust Control: Dust control shall be implemented during construction. Site grading shall be in strict compliance with the requirements of the South Coast Air Quality Management District.

SS-3 Site Preparation: Because of the relatively under-compacted nature of the near surface site soils, on likely building areas, pre-compaction of soils in areas of fill is required. The existing surface soils within these areas shall be scarified and then moisture conditioned such that the moisture penetrates to a depth of at least three feet below existing grad. The resting grade shall be compacted to at least 90% relative compaction. If unsuitable materials are found in the areas of future improvement, over-excavation of the soils will

15 See **Appendix G.**

be required. The depth and lateral extent of unsuitable soil to be over-excavated will be determined in the field at the time of grading.

SS-5 Engineered Fill Soils: The native soil is suitable for use as engineered fill and utility trench backfill, provided it is free of significant organic or deleterious matter. The native soil shall be placed in maximum 8-inch lifts (loose) and compacted to at least 90% relative compaction (ASTM D 1557) near its optimum moisture content. Compaction shall be verified by testing.

SS-6 Shrinkage: The shrinkage factor for earthwork is expected to range from 15 to 25 percent for the upper excavated or scarified site soils. This estimate is based on compactive effort to achieve an average relative compaction of about 92% and may vary with contractor methods. Subsidence is estimated to be less than 0.2 feet. Losses from site clearing and removal of existing site improvements may affect earthwork quantity calculations and shall be considered.

SS-8 Foundations: All foundations shall be placed on compacted soils as recommended above. In addition, foundations shall meet the following:

A. A minimum footing depth of 12 inches and 18 inches below the lowest adjacent grade shall be maintained for one and two story structures, respectively.

B. For conventional foundations, the estimated bearing values are given below for foundations on re compacted soils, assuming fill import (if required) is equal to or better than site soils:

(1) Continuous foundations of one foot wide and 12 inches below grade:

i) 1500 psf for dead, plus reasonable live, loads

ii) 2000 psf for wind and seismic considerations

(2) Isolated pad foundations 2' x 2' and bottomed 12 inches below grade:

i) 1800 psf for dead, plus reasonable live, loads

ii) 2400 psf for wind and seismic considerations

C. Allowable increases of 300 psf per one foot of additional footing width and 300 psf for each additional six inches of footing depth may be used. Maximum bearing capacity shall not exceed 3000 psf.

D. Although footing reinforcement may not be required, one number four rebar at the top and bottom of the footings shall be considered in order to span surface

imperfections. Other requirements that are more stringent due to structural loads will govern.

E. Soils beneath footings and slabs shall be pre moistened prior to placing concrete.

F. Lateral loads may be resisted by soil friction on floor slabs and foundations and by passive resistance of the soils acting on foundation stem walls. Lateral capacity is based partially on the assumption that any required backfill adjacent to foundations and grade beams is properly compacted.

G. Foundation excavations shall be visually observed by the soil engineer during excavation ad prior to placement of reinforcing steel or concrete. Local variations in conditions may warrant deepening of footings.

H. Allowable bearing values are net (weight of footing and soil surcharge may be neglected) and are applicable for dead, plus reasonable live, loads.

I. Allowable bearing values are net (weight of footing and soil surcharge may be neglected) and are applicable for dead, plus reasonable live, loads.

SS-9 Slabs-on-Grade

A. Concrete slabs-on-grade shall be supported by compacted structural fill placed in accordance with applicable sections of these mitigation measures.

B. In areas of moisture sensitive floor coverings, an appropriate vapor barrier shall be installed in order to minimize vapor transmission from the sub-grade soil to the slab. The membrane shall be covered with two inches of sand to help protect it during construction. The sand shall lightly moistened just prior to placing concrete.

C. Reinforcement of slab-on-grade is contingent upon the structural engineers recommendations and the expansion index of the supporting soil. Since the mixing of fill soil with native soil could change the expansion index, additional tests shall be conducted during rough grading to determine the expansion index of the sub-grade soil. Also, due to the high temperature differential endemic to desert areas, large concrete slabs on grade are susceptible to Tension cracks. Although reinforcing is not required, consideration shall be given to reinforcing slabs with 6" x 6"/#10 x #10 welded wire fabric. Additional reinforcement due to the expansion index of the site soil shall be provided as recommended in SS-13 below. Additional reinforcement may also be required by the structural engineer.

D. It is recommended that the proposed perimeter slabs (sidewalks, patios, etc.) be designed relatively independent of foundation stems (free-floating) to help mitigate cracking due to foundation settlement and/or expansion.

SS-13 Expansion: The design of foundations shall be based on the weighted expansion index (UBC Standard) of the soil. As stated in the soil properties section, the preliminary expansion index of the on-site soil is in the very low (0 19) classification. However, during site preparation, if the soil is thoroughly mixed and additional fill is added, the expansion index may change. Therefore, the expansion index shall be evaluated after the site preparation has been completed, and the final foundation design adjusted accordingly.

SS-14 The developer or successor interest shall include a disclosure about wind erosion susceptibility on property title.

SS-15 The developer shall include a disclaimer on all deeds, homeowners associations, maintenance associations and other similar mechanisms, that the property is within a "High" blow sand area.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*	*No New Significant or Substantially More Severe Impacts*
19. Wind Erosion and Blowsand From Project Either On or Off Site					
Would the project:					
a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☐	☐	☒

Sources: *Riverside County General Plan*, Figure S-8, "Wind Erosion Susceptibility Areas"; Riverside County EIR No. 470.

a. Would the project be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

EIR No. 470 Finding:

EIR No. 470 identified the Project Site is located in a high wind erosion area and an active blowsand area and identified mitigation measures requiring Installation and maintenance of windbreaks and thus control is needed during construction. EIR No. 470 recommended that dust control should be implemented, and that site grading should be in strict compliance with the requirements of the South Coast Air Quality Management District. EIR No. 470 also identified a site preparation plan that addresses potential hazards. EIR No. 470 concluded impacts due to wind erosion and blowsand would be less than significant with incorporation of the identified mitigation measures.

No Substantial Change from Previous Analysis:

Proposed grading activities would expose underlying soils at the Project Site, which would increase erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the removal of stabilizing vegetation and exposure of these erodible materials to wind. Erosion by wind would be highest during periods of high wind speeds.

As mentioned above, the Project Site is located in a high wind erosion area and an active blowsand area. Pursuant to requirements of the Storm Water Resources Control Board (SWRCB), the Project Applicant would be required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area implement Best Management Practices. Compliance with the NPDES permit involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP would specify BMPs to minimize the potential for wind-related erosion and siltation to occur and would include site-specific measures to address wind-born erosion hazards. Typical BMPs that are implemented at construction sites to protect water quality include watering during ground-disturbing activities, plastic sheeting/erosion control blankets, and hydroseeding. In addition, during grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded mandatory compliance under Ordinance No. 484, which regulates blowsand in the County. The proposed project would also be required to comply with SCAQMD Rule 403, which addresses the reduction of airborne particulate matter. With mandatory adherence to the SWPPP and other applicable regulatory requirements, effects associated with wind-related erosion during construction would be maintained at a level below significance.

Following construction, wind erosion on the Project Site would be negligible, as the disturbed areas would be landscaped or covered with impervious surfaces. Therefore, implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts related to soils. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions the approval, as appropriate.

AQ-1 Develop a dust control program to supplement the routine watering that constitutes CVBACMs in excess of any minimum SCAQMD Rule 403 and 403.1 requirements. CVBACMs that may be adopted and integrated into an enhanced dust control program

include, but are not limited to, hydroseeding previously disturbed areas, adding chemical binders or surfactants to increase the effectiveness of watering, early paving or chip sealing of roads, enforcing reduced travel speeds (15 mph) on unpaved surfaces and/or using sand fences and perimeter sandbags. A Fugitive Dust Control Plan for grading the North Star SP 343 project is required. The plan would identify the "normal" dust control practices, "after- hour" controls, bulk material track-out, clean-up, long-term stabilization, soil import/export control measures, and site signage. If the disturbed surface area exceeds 50 acres, an Environmental Observer shall be retained and available to be on-site within 30 minutes, day or night.

SS-2 Dust Control: Dust control shall be implemented during construction. Site grading shall be in strict compliance with the requirements of the South Coast Air Quality Management District.

SS-14 The developer or successor interest shall include a disclosure about wind erosion susceptibility on property title.

SS-15 The developer shall include a disclaimer on all deeds, homeowners associations, maintenance associations and other similar mechanisms, that the property is within a "High" blow sand area.

4.1.8 Greenhouse Gas Emissions

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*	*No New Significant or Substantially More Severe Impacts*
20. Greenhouse Gas Emissions					
Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☐	☒
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☐	☒

Source: County of Riverside Climate Action Plan (CAP), 2015; Project Application Materials; Greenhouse Gas Model Outputs (see **Appendix C**).

At the time EIR No. 470 was certified, evaluation of greenhouse gas (GHG) impacts was not required. Although EIR No. 470 did not address this subject, EIR No. 470 contained enough information about projected air quality emissions associated with the NorthStar Specific Plan project that with the exercise of reasonable diligence, information about NorthStar's potential affect to GHG emissions was readily available to the public. Nevertheless, the existing environmental conditions, various federal, State, regional, and local programs and regulations related to GHG emissions are discussed below.

GHG and Global Climate Change

Gases that trap heat in the atmosphere are called greenhouse gases (GHGs), since they have effects that are analogous to the way in which a greenhouse retains heat. Greenhouse gases are emitted by both natural processes and human activities. The accumulation of greenhouse gases in the atmosphere regulates the earth's temperature. The State of California has undertaken initiatives designed to address the effects of greenhouse gas emissions, and to establish targets and emission reduction strategies for greenhouse gas emissions in California.

The principal GHGs are carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), sulfur hexafluoride (SF6), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H2O). CO2 is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO2 equivalents (CO2e). A general description of these GHGs is provided in **Table 8: Description of Identified Greenhouse Gases.**

Table 8
Description of Identified Greenhouse Gases

GHG	General Description
Carbon Dioxide (CO_2)	An odorless, colorless GHG that has both natural and anthropogenic sources. Natural sources include the following: decomposition of dead organic matter; respiration of bacteria plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic (human caused) sources of CO_2 are burning coal, oil, natural gas, and wood.
Methane (CH_4)	A flammable gas and is the main component of natural gas. When one molecule of CH_4 is burned in the presence of oxygen, one molecule of CO_2 and two molecules of water are released. A natural source of CH_4 is the anaerobic decay of organic matter. Geological deposits, known as natural gas fields, also contain CH_4, which is extracted for fuel. Other sources are from landfills, fermentation of manure, and cattle.
Nitrous Oxide (N_2O)	A colorless GHG. High concentrations can cause dizziness, euphoria, and sometimes slight hallucinations. N_2O is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural

GHG	General Description
	sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is used in rocket engines, race cars, and as an aerosol spray propellant.
Hydrofluorocarbons (HFCs)	Chlorofluorocarbons (CFCs) are gases formed synthetically by replacing all hydrogen atoms in CH_4 or ethane (C_2H_6) with chlorine and/or fluorine atoms. CFCs are non-toxic, non-flammable, insoluble, and chemically unreactive in the troposphere (the level of air at Earth's surface). CFCs were first synthesized in 1928 for use as refrigerants, aerosol propellants, and cleaning solvents. Because they destroy stratospheric ozone, the production of CFCs was stopped as required by the Montreal Protocol in 1987. HFCs are synthetic man-made chemicals that are used as substitute for CFCs as refrigerants. HFCs deplete stratospheric ozone, but to a much lesser extent than CFCs.
Perfluorinated Chemicals (PFCs)	PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. High-energy ultraviolet rays about 60 kilometers above Earth's surface are able to destroy the compounds. PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane and hexafluoroethane. The two main sources of PFCs are primary aluminum production and semi-conduction manufacturing.
Sulfur Hexafluoride (SF_6)	An inorganic, odorless, colorless, non-toxic, and non-flammable gas. SF_6 is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semi-conductor manufacturing, and as a tracer gas for leak detection.
Nitrogen Trifluoride (NF_3)	An inorganic, non-toxic, odorless, non-flammable gas. NF_3 is used in the manufacture of semiconductors, as an oxidizer of high energy fuels, for the preparation of tetrafluoro hydrazine, as an etchant gas in the electronic industry, and as a fluorine source in high power chemical lasers.

[a] *GHGs identified in this table are ones identified in the Kyoto protocol and other synthetic gases recently added to the IPCC's Fifth Assessment Report.*

California has enacted several pieces of legislation that relate to GHG emissions and climate change, much of which sets aggressive goals for GHG reductions within the State. Per Senate Bill 97, the California Natural Resources Agency adopted amendments to the CEQA Guidelines, which address the specific obligations of public agencies when analyzing GHG emissions under CEQA to determine a project's effects on the environment. However, neither a threshold of significance nor any specific mitigation measures are included or provided in these CEQA Guideline amendments.

Assembly Bill 32 (Statewide GHG Reductions)

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as Assembly Bill (AB) 32, which set the greenhouse gas (GHG) emissions reduction goal for the State of California into law. As defined under AB 32, GHGs include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. AB 32 requires the California Air Resources Board (CARB)—the State agency charged with regulating Statewide air quality—to adopt rules and regulations that would

achieve GHG emissions equivalent to Statewide levels in 1990 by 2020 by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill (SB) 375, passed in 2008, links transportation and land use planning with global warming. It requires CARB to set regional targets for the purpose of reducing GHG emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing, and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA.

Executive Order S-3-05

Executive Order S-3-05, issued in June 2005, proclaimed that California is vulnerable to the impacts of climate change. It declared that increased temperatures could reduce the Sierra snowpack, further exacerbate California's air quality problems, and potentially cause a rise in sea levels. To combat those concerns, the Executive Order established the following total GHG emission targets:

By 2010, reduce GHG emissions to 2000 levels;

By 2020, reduce GHG emissions to 1990 levels; and

By 2050, reduce GHG emissions to 80 percent below 1990 levels.

Executive Order B-30-15

In April 2015, Governor Brown signed Executive Order B-30-15, which established a new interim Statewide reduction target to reduce GHG emissions to 40 percent below 1990 levels by 2030. This Executive Order also directed all State agencies with jurisdiction over GHG-emitting sources to implement measures designed to achieve the new interim 2030 target, as well as the pre-existing, long-term 2050 target identified in Executive Order S-3-05. Additionally, the Executive Order directed CARB to update its Scoping Plan to address the 2030 target. These reductions are to come from a variety of sectors, including energy, transportation, high-global warming potential sources, waste, and the State's cap-and-trade emissions program. Nearly all reductions are to come from sources that are controlled at the Statewide level by State agencies, including the CARB, Public Utilities Commission, High Speed Rail Authority, and California Energy Commission. EO B-30-15 does not require local agencies to take any action to meet the new interim GHG reduction target.

Executive Order B-55-18

Executive Order B-55-18, issued by Governor Brown in September 2018, establishes a new Statewide goal to achieve carbon neutrality as soon as possible, but no later than 2045, and achieve and maintain net negative emissions thereafter. Executive Order B-55-18 directs CARB to would work with relevant State agencies to develop a framework for implementation and accounting that tracks progress toward this goal

as well as ensuring future scoping plans identify and recommend measures to achieve the carbon neutrality goal.

Climate Change Scoping Plan

CARB approved a Climate Change Scoping Plan (Scoping Plan) on December 11, 2008, as required by AB 32. The Scoping Plan proposed a "comprehensive set of actions designed to reduce overall carbon GHG emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health."[16] The Scoping Plan had a range of GHG reduction actions, including direct regulations; alternative compliance mechanisms; monetary and non-monetary incentives; voluntary actions; market-based mechanisms, such as a cap-and-trade system; and an AB 32 implementation regulation to fund the program.

The Scoping Plan called for a "coordinated set of strategies" to address all major categories of GHG emissions.[17] Transportation emissions were to be addressed through a combination of higher standards for vehicle fuel economy, implementation of the Low Carbon Fuel Standard, and greater consideration to reducing trip length and generation through land use planning and transit-oriented development. Buildings, land use, and industrial operations were encouraged and, sometimes, required to implement energy efficiency practices. Utility energy supplies will change to include more renewable energy sources through implementation of the Renewables Portfolio Standard. Established in 2002 under Senate Bill (SB) 1078, the California Renewables Portfolio Standards (RPS) were accelerated in 2006 under SB 107, which required that, by 2010, at least 20 percent of electricity retail sales come from renewable sources. In April 2016, the California Energy Commission (CEC) updated the RPS pursuant to SB 350, intended to set the new target 50 percent renewables by 2030.[18] This will be complemented with emphasis on local generation, including rooftop photovoltaics and solar hot water installations. Additionally, the Scoping Plan emphasized opportunities for households and businesses to save energy and money through increasing energy efficiency. It indicated that substantial savings of electricity and natural gas would be accomplished through improving energy efficiency.

Subsequent to the adoption of the Scoping Plan, a lawsuit was filed challenging CARB's approval of the Scoping Plan Functional Equivalent Document (Supplemental FED). On May 20, 2011 (Case No. CPF-09-509562), the court found that the environmental analysis of the alternatives in the Supplemental FED to

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16 CARB, Climate Change Scoping Plan: A Framework for Change, Accessed February 2021, https://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf.

17 CARB, Climate Change Scoping Plan, p. ES-7.

18 California Energy Commission, Enforcement Procedures for the Renewables Portfolio Standards for Local Publicly Owned Electric Utilities: Amended Regulations, Accessed February 2021, http://www.energy.ca.gov/2016publications/CEC-300-2016-002/CEC-300-2016-002-CMF.pdf.

the Scoping Plan was not sufficient under CEQA. CARB staff prepared a revised and expanded environmental analysis of the alternatives, and the Supplemental FED to the Scoping Plan was approved on August 24, 2011. The Supplemental FED to the Scoping Plan indicated that the potential exists for adverse environmental impacts associated with implementation of the various GHG emission reduction measures recommended in the Scoping Plan.

CARB updated the Scoping Plan in May 2014 (2014 Scoping Plan). The 2014 Scoping Plan[19] adjusted the 1990 GHG emissions levels to 431 million metric tons of carbon dioxide equivalents (MMTCO2e); the updated 2020 GHG emissions forecast is 509 MMTCO2e, which credited for certain GHG emission reduction measures already in place (e.g., the RPS). The 2014 Scoping Plan also recommended a 40 percent reduction in GH emissions from 1990 levels by 2030, and a 60 percent reduction in GHG emissions from 1990 levels by 2040.

The 2017 Scoping Plan,[20] approved on December 14, 2017, builds on previous programs and addresses the 2030 target established by the 2016 SB 32 (Pavley), which is further discussed below. The 2017 Scoping Plan outlines options to meet California's aggressive goals to reduce GHGs by 40 percent below 1990 levels by 2030. In addition, the plan incorporates the State's updated RPS requiring utilities to procure 50 percent of their electricity from renewable energy sources by 2030. It also raises the State's Low Carbon Fuel Standard and aims to reduce emissions of methane and hydrofluorocarbons by 40 percent from 2013 levels by 2030 and emissions of black carbon by 50 percent from 2013 levels.

Cap-and-Trade Program

The AB 32 Scoping Plan identifies a cap-and-trade program as one of the strategies California will employ to reduce the GHG emissions that cause climate change. This program will help put California on the path to meet its goal of reducing GHG emissions to 1990 levels by the year 2020, and ultimately achieving an 80% reduction from 1990 levels by 2050. Under cap-and-trade, an overall limit on GHG emissions from capped sectors will be established by the cap-and-trade program and facilities subject to the cap will be able to trade permits (allowances) to emit GHGs. Cap-and-trade is a market-based regulation that is designed to reduce GHGs from multiple sources.

Cap-and-trade sets a firm limit or cap on GHGs and minimizes the compliance costs of achieving AB 32 goals. The cap will decline approximately 3 percent each year beginning in 2013. Trading creates incentives to reduce GHGs below allowable levels through investments in clean technologies. With a carbon market, a price on carbon is established for GHGs. Market forces spur technological innovation and investments in

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19 CARB, First Update to the Climate Change Scoping Plan: Building on the Framework (May 2014).

20 CARB, California's 2017 Climate Change Scoping Plan, Accessed February 2021, https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf.

clean energy. The Proposed Project would be exempt from the Cap-and-Trade program since it only proposes residential and commercial uses and does not propose any industrial or high-emitting land uses. On July 2018, CARB recently announced that greenhouse gas pollution in California fell below 1990 levels, which was the 2020 greenhouse gas emissions goal passed by AB 32.[21]

California Senate Bills 1078, 107, and 2; Renewables Portfolio Standard

Established in 2002 under California Senate Bill 1078 and accelerated in 2006 under California Senate Bill 107, California's RPS requires retail suppliers of electric services to increase procurement from eligible renewable energy resources by at least 1 percent of their retail sales annually, until they reach 20 percent by 2010. On April 2, 2011, Governor Jerry Brown signed California Senate Bill 2 to increase California's RPS to 33 percent by 2020. This new standard also requires regulated sellers of electricity to procure 25 percent of their energy supply from certified renewable resources by 2016.

Low Carbon Fuel Standard

California Executive Order S-01-07 (January 18, 2007) requires a 10 percent or greater reduction in the average carbon intensity for transportation fuels in California regulated by CARB. CARB identified the Low Carbon Fuel Standard (LCFS) as a Discrete Early Action item under AB 32, and the final resolution (09-31) was issued on April 23, 2009.

Senate Bill 375

SB 375, signed into law in September 2008, aligns regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocations.[22] The act requires metropolitan planning organizations (MPOs) to adopt a Sustainable Communities Strategy (SCS) or Alternative Planning Strategy (APS) that prescribes land use allocation in that MPO's regional transportation plan (RTP). CARB, in consultation with MPOs, provided regional reduction targets for GHGs for the years 2020 and 2035.

Sustainable Communities Strategy

The County is a member agency of SCAG. SCAG is the MPO for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties and serves as a forum for the discussion of regional issues related to transportation, the economy, community development, and the environment. As the federally-designated MPO for the Southern California region, SCAG is mandated by the federal government to research and develop plans for transportation, hazardous waste management, and air quality. Pursuant to

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21 California Air Resources Board, Climate Pollutants Fall Below 1990 Levels for First Time, Accessed February 2021, https://ww2.arb.ca.gov/news/climate-pollutants-fall-below-1990-levels-first-time.

22 California Legislative Information, Senate Bill No. 375, Accessed February 2021, https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200720080SB375.

California Health and Safety Code Section 40460(b),[23] SCAG has the responsibility for preparing and approving the portions of the AQMP relating to regional demographic projections and integrated regional land use, housing, employment, and transportation programs, measures, and strategies. SCAG is also responsible under the CAA for determining conformity of transportation projects, plans, and programs with applicable air quality plans.

With regard to GHG emissions, SCAG has prepared and adopted the 2020–2045 RTP/SCS,[24] which includes a Sustainable Communities Strategy that addresses regional development and growth forecasts. The SCAG 2020–2045 RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals, with a specific goal of achieving an 8 percent reduction in passenger vehicle GHG emissions on a per capita basis by 2020, 19 percent reduction by 2035, and 21 percent reduction by 2040 compared to the 2005 level.

SCAQMD

SCAQMD has released draft guidance regarding interim CEQA GHG significance thresholds. In October 2008, SCAQMD proposed the use of a percent emission reduction target to determine significance for commercial/residential projects that emit greater than 3,000 metric tons of CO2e per year. On December 5, 2008, the SCAQMD Governing Board adopted the staff proposal for an interim GHG significance threshold for stationary source/industrial projects where SCAQMD is lead agency. However, SCAQMD has yet to formally adopt a GHG significance threshold for land use development projects (e.g., residential/commercial projects) and has formed a GHG Significance Threshold Working Group to further evaluate potential GHG significance thresholds.

County of Riverside

The County adopted a Climate Action Plan (CAP) for the unincorporated areas in the County in 2012. The CAP establishes a programmatic approach to reducing GHG emissions associated with the continued growth of the County and set a framework for a comprehensive plan that addresses the GHG impacts of future development and County operations. Through the CAP, the County has established goals and policies that incorporate environmental responsibility into its daily management of residential, commercial and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development, and open space and natural habitats.

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23 California Health and Safety Code, Division 26. Air Resources, PART 3. Air Pollution Control Districts, Chapter 5.5. South Coast Air Quality Management District, ARTICLE 5. Plan, Section 40460(b). Accessed February 2021, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=40460.&lawCode=HSC.

24 Southern California Association of Governments (SCAG), Connect SoCal: 2020–2045 Regional Transportation Plan/Sustainable Communities Strategies Draft, "Chapter 1," Accessed February 2021, https://www.connectsocal.org/Pages/Connect-SoCal-Draft-Plan.aspx.

As part of the CAP, the County of Riverside published a guidance document entitled "Greenhouse Gas Emissions, Screening Tables, County of Riverside, California." As part of this guidance, the County established a threshold of GHG emission levels required for analysis. the Screening Tables or alternate emissions analysis method. The County determined that projects with emissions less than 3,000 million metric tons of carbon dioxide equivalents (MTCO2e) 3,000 MTCO2e per year, when combined with modest energy efficiency measures (i.e., energy efficient at least five percent greater than 2010 Title 24 requirements and water conservation measures that match the January 2011 California Green Building Code) are considered less than significant and do not require any further analysis.

If the project exceeds 3,000 MTCO2e per year, then: (1) project emissions need to be reduced by 25 percent from year 2011 emissions levels or (2) alternatively, the project would need to achieve a minimum of 100 points pursuant to the CAP Screening Tables. The Screening Tables also allow developers to tailor their mitigation measures to the project's needs, rather than have them be subject to "one-size fits all" mitigation measures that may not be appropriate.

Regional Emissions

The breakdown of GHG emissions within the Coachella Valley follows the Statewide pattern with the most significant sources of GHGs being transportation and fuel combustion, and electricity generation. On-road transportation and fuel combustion account for 94 percent of GHGs in the Coachella Valley. The Coachella Valley region produced 4.31 MMTCO2e GHGs in 2005 from direct emissions.[25]

Existing Emissions

Since approval of the Specific Plan in 2006 only the Classic Club Golf Course and Club House have been developed within the NorthStar Specific Plan Area. Operation of these uses currently generates GHG emissions associated with vehicle trips traveling to and from the Classic Club Golf Course and Club House. In addition, the Club House generates GHG emissions from building operations including area sources and indirect emissions from energy consumption, water use, wastewater generation, and waste management. The remainder of the NorthStar Specific Plan Area is undeveloped and does not currently generate GHG emissions.

a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

EIR No. 470 Finding:

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25 South Coast Air Quality Management District (SCAQMD), Greenhouse Gas (GHG) Inventories for the Coachella Valley, June 2011.

At the time EIR No. 470 was certified, evaluation of GHG impacts was not required. Although EIR No. 470 did not address this subject, EIR No. 470 contained enough information about projected air quality emissions associated with the NorthStar Specific Plan project.

No Substantial Change from Previous Analysis:

The analysis of the Project's GHG emissions consists of a quantitative analysis of the GHG emissions generated by the Project and a qualitative analysis of the Project's consistency with adopted GHG-related legislation, plans, and policies. This approach is in accordance with CEQA Guidelines Section 15064.4(a), which affirms the discretion of a lead agency to determine, in the context of a particular project, whether to use quantitative and/or qualitative methodologies to determine the significance of a project's impacts.

GHG emissions were quantified using SCAQMD's CalEEMod model. CalEEMod is based on outputs from the CARB off-road emissions model (OFFROAD) and the CARB on-road vehicle emissions model (EMFAC), which are emissions estimation models developed by CARB and used to calculate emissions from construction activities, including on- and off-road vehicles (refer to **Appendix A** for construction equipment inventory list).

As shown in **Table 9: Arena Construction GHG Emissions**, total construction emissions for the Arena would be 4,610 MTCO2e.

Table 9
Arena Construction GHG Emissions

Construction Phase	MTCO2e/Year
2021	2,546
2022	2,064
Overall Total	4,610
30-Year Annual Amortized Rate	154

*Source: Refer to **Appendix C.***
Notes: GHG = greenhouse gas; MTCO2e = metric tons of carbon dioxide equivalent.

One-time, short-term emissions are converted to average annual emissions by amortizing them over the service life of a building. For buildings in general, it is reasonable to look at a 30-year time frame because this is a typical interval before a new building requires its first major renovation.[26] As shown in **Table 9**,

26 International Energy Agency (IEA), Energy Efficiency Requirements in Building Codes, Energy Efficiency Policies for New Buildings, IEA Information Paper (2008).

when amortized over an average 30-year lifetime, average annual construction emissions from the Arena would be 154 MTCO2e per year.

While EIR No. 470 did not include a GHG analysis, GHG emissions associated with the Approved Specific Plan land uses under EIR No. 470 were modeled for comparative purposes with the proposed Specific Plan, which includes the Arena. As shown in **Table 10: Operational EIR No. 470 Greenhouse Gas Emissions**, EIR No. 470 is estimated to generate a total of 86,213 MTCO2e per year.

Table 10
Operational Approved Specific Plan Greenhouse Gas Emissions

Source	MTCO2e per year
Area	14
Energy	21,834
Mobile	58,571
Waste	1,426
Water	4,368
TOTAL	**86,213**

*Source: Refer to **Appendix C** for GHG calculation sheets.*
Notes: GHG = greenhouse gas; MTCO2e = metric tons of carbon dioxide equivalent.

Operation of the proposed Specific Plan has the potential to generate GHG emissions through vehicle trips traveling to and from the NorthStar Specific Plan Area. In addition, emissions would result from area sources on site, such as natural gas combustion, landscaping equipment, and use of consumer products. Emissions from mobile and area sources and indirect emissions from energy and water use, wastewater, as well as waste management would occur every year after full development of the uses allowed by the Project.

As shown in **Table 11: Operational Proposed Specific Plan Greenhouse Gas Emissions**, the proposed Specific Plan land uses are forecasted to generate a total of 83,442 MTCO2e per year. The proposed Amendment would, therefore, result in a decrease of 2,925 MTCO2e per year without construction amortization when compared to the Adopted Specific Plan. The proposed Specific Plan would incorporate energy and water efficiency design features to enhance efficiency in all aspects of the buildings' life cycle based on the latest CALGreen and Title 24 Building Energy Efficiency standards. Moreover, as further discussed below, the proposed Specific Plan would be consistent with the County's CAP and would achieve a minimum of 100 points pursuant to the CAP Screening Tables. As such, impacts would be less than

significant impact. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Table 11
Operational Proposed Specific Plan Greenhouse Gas Emissions

Source	MTCO2e per year
Construction (amortized)	154
Area	14
Energy	19,422
Mobile	58,750
Waste	920
Water	4,182
TOTAL	**83,442**

*Source: Refer to **Appendix C for** operational GHG calculation sheets.*
Notes: GHG = greenhouse gas; MTCO2e = metric tons of carbon dioxide equivalent.

b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

EIR No. 470 Finding:

At the time of the certified EIR, evaluation of GHG impacts was not required. Although EIR No. 470 did not address this subject, EIR No. 470 contained enough information about projected air quality emissions associated with the NorthStar Specific Plan project that with the exercise of reasonable diligence, information about NorthStar's potential effect on GHG emissions was readily available to the public.

No Substantial Change from Previous Analysis:

The proposed Project, which includes the Amendment to add Planning Area 11 and development of the Arena, would change the mix of uses allowed in the NorthStar Specific Plan Area. Since EIR No. 470 was certified in 2006, more stringent regulations and requirements have been adopted to address air quality emissions, including GHG emissions, such as increased fuel efficiency standards and energy- and water-related efficiency requirements pursuant to the Title 24 of the California Code of Regulations (CCR). As such, the proposed Specific Plan land uses, which includes the Arena, would result in a reduction in GHG emissions compared to the adopted Specific Plan land uses as analyzed in EIR No. 470.

As discussed previously, the County of Riverside adopted a CAP which has developed a process for determining significance of GHG impacts from new development projects that includes (1) applying an

emissions level that is determined to be less than significant for small projects, and (2) utilizing Screening Tables to mitigate project GHG emissions that exceed the threshold level. The CAP provides a screening threshold of 3,000 MTCO2e per year, which was based on capturing 90 percent of emission from all projects in the County. Any project that exceeds the 3,000 MTCO2e per year threshold has been determined by the CAP to create significant levels of GHG emissions that can be mitigated by garnering a minimum of 100 points of mitigation measures from the CAP's Screening Tables. According to the CAP, projects that implement 100 points of mitigation measures from the Screening Tables would be determined to have a less than significant individual impact for GHG emissions.

The analysis of the impacts associated with the proposed Specific Plan followed the two-step CAP process described above. Based on the Project-specific analysis, the operational plus amortized construction emissions associated with the proposed Specific Plan would generate 83,442 MTCO2e per year, which would exceed the CAP's screening threshold of 3,000 MTCO2e per year without implementing measures from the screening tables to reduce the emissions associated with the proposed Specific Plan.

According to the CAP, projects that implement 100 points of mitigation measures from the Screening Tables are determined to have a less than significant individual impact for GHG emissions. As such, the option selected to determine GHG impacts is an analysis pursuant to the Screening Tables, as shown in **Table 12: County of Riverside Greenhouse Gas Screening Table**.

Table 12

Proposed NorthStar Specific Plan Greenhouse Gas Screening Table

Feature	Description	Project Consistency	Points
Residential Development			
EE5.A.4 Air Infiltration	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not effectively if there is excess air leakage. • Air barrier applied to the exterior walls, calking, and visual such as the HERS Verified Quality Insulation Installation (QII or equivalent)		6
EE5.B.1 Heating/ Cooling Distribution System	Modest Duct insulation (R-6)		4
EE5.B.4 Daylighting	Daylighting is the ability of each room within the building to provide outside light during the day reducing the need for artificial lighting during daylight hours. • All rooms within the living space have daylight (through the use of windows, solar tubes, skylights, etc.)		1
EE5.B.6 Appliances	Energy Star Refrigerator (new) Energy Star Dish Washer (new) Energy Star Washing Machine (new)	The Project will satisfy this measure by adhering to the Riverside County General Plan Energy Efficiency and Conservation policy AQ 5.2 which adopts incentives and/or regulations to enact energy conservation requirements for private and public developments.	3
E1.C.3 Energy Star Homes	EPA Energy Star for Homes (version 3 or above)		15
W2.A.1 Water Efficient Landscaping	Only California Native Plants that requires no irrigation or some supplemental irrigation		5
W1.A.2 Water Efficient Irrigation Systems	Weather based irrigation control systems or moisture sensors (demonstrate 20 percent reduced water use)		2
W2.B.1 Showers	Water Efficient Showerheads (2.0 gpm)		2
W2.B.2 Toilets	Water Efficient Toilets (1.5 gpm)		2

Feature	Description	Project Consistency	Points
W2.B.3 Faucets	Water Efficient faucets (1.28 gpm)		2
W2.B.4 Dishwasher	Water Efficient Dishwasher (6 gallons per cycle or less)		1
W2.B.5 Washing Machine	Water Efficient Washing Machine (Water factor <5.5)		1
T2.A.1 Sidewalks	Provide pedestrian linkage between residential and commercial uses within 1 mile		3
T2.A.2 Bicycle paths	Provide bicycle path linkages between residential and other land uses		2
Commercial Development and Public Facilities			
EE10.A.2 Windows*	Enhanced Window Insulation (0.32 U-factor, 0.25 SHGC)	The proposed Arena would satisfy this measure by providing enhanced window insulation.	5
EE10.A.3 Cool Roofs*	Greatly Enhanced Cool Roof (CRRC Rated 0.35 aged solar reflectance, 0.75 thermal emittance	The proposed Arena would satisfy this measure by providing an enhanced cool roof.	10
EE10.A.4 Air Infiltration*	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not work effectively if there is excess air leakage. • Air barrier applied to exterior walls, calking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent) • Blower Door HERS Verified Envelope Leakage or equivalent	The proposed Arena would satisfy this measure.	13
EE10.B.2 Space Heating/ Cooling Equipment*	Very High Efficiency HVAC (EER 16/82% AFUE or 9 HSPF)	The proposed Arena would satisfy this measure by providing very high efficiency HVAC.	7
EE10.B.4 Water Heaters*	Very High Efficiency Water Heater (0.92 Energy Factor)	The proposed Arena would satisfy this measure by providing very high efficiency water heaters.	11
EE10.B.6 Artificial Lighting*	High Efficiency Lights (50% of in-unit fixtures are high efficiency)	The proposed Arena would satisfy this measure by providing high efficiency lights.	7
EE10.B.7	Energy Star Commercial Refrigerator (new)	The proposed Arena would satisfy this measure by installing Energy Star Commercial, refrigerators, dishwashers and clothes washers.	6

Feature	Description	Project Consistency	Points
Appliances*	Energy Star Commercial Dishwasher (new) Energy Star Commercial Clothes Washer		
W2.D.1 Water Efficient Landscaping*	Only moderate water using plants	The proposed Arena, would satisfy this measure by landscaping with drought tolerant plants.	2
W2.D.2 Water Efficient Irrigation Systems*	Low precipitation spray heads< .75"/hr or drip irrigation	The proposed Arena, would satisfy this measure.	1
W2.E.1 Showers*	Water Efficient Showerheads (2.0 gpm)	The Arena would satisfy this measure by providing water efficient showerheads.	2
W2.E.2 Toilets	Water Efficient Toilets/Urinals (1.5 gpm) Waterless Urinals (note that commercial buildings having both waterless urinals and high efficiency toilets will have a combined point value of 6 points)	The Arena would satisfy this measure.	6
W2.E.3 Faucets*	Water Efficient faucets (1.28 gpm)	The Arena would satisfy this measure by providing water efficient faucets.	2
W2.F.1 Recycled Water*	Graywater (purple pipe) irrigation system on site	The Arena would satisfy this measure by providing a graywater irrigation system on site.	5
T3.A.1 Alternative Scheduling*	Encouraging telecommuting and alternative work schedules reduces the number of commute trips and therefore VMT traveled by employees. Alternative work schedules could take the form of staggered starting times, flexible schedules, or compressed work weeks. • Provide flexibility in scheduling such that at least 30% of employees participate in 9/80 work week, 4-day/40-hour work week, or telecommuting 1.5 days/week.	The Arena would satisfy this measure.	5
T3.A.2 Car/Vanpools*	• Car/vanpool program • Car/vanpool program with preferred parking • Car/vanpool with guaranteed ride home program • Subsidized employee incentive car/vanpool program	The Arena would satisfy this measure.	6

Feature	Description	Project Consistency	Points
T3.A.3 Employee Bicycle/ Pedestrian Programs*	• Complete sidewalk to residential within ½ mile • Complete bike path to residential within 3 miles • Bike lockers and secure racks • Showers and changing facilities • Subsidized employee walk/bike program	The Arena would satisfy this measure.	3
T3.A.4 Shuttle/Transit Programs*	Guaranteed ride home program	The Arena would satisfy this measure.	1
T1.F.1 Parking*	Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles. Provide larger parking spaces that can accommodate vans used for ridesharing programs and reserve them for vanpools and include adequate passenger waiting/loading areas.	The Arena would satisfy this measure.	2
T2.B.1 Sidewalks*	Provide sidewalks on both sides of the street	The Arena would satisfy this measure by providing sidewalks on site.	1
S1.B.1 Recycling*	County initiated recycling program diverting 80% of waste requires coordination with commercial development to realize this goal. The following recycling features will help the County fulfill this goal: • Provide separated recycling bins within each commercial building/floor and provide large external recycling collection bins at central location for collection truck pick-up • Provide commercial/industrial recycling programs that fulfills an on-site goal of 80% diversion of solid waste	The Arena would satisfy this measure.	7
TOTAL			**150**

Notes:
**These features would apply to the Arena, totaling a minimum of 101 points.*

Based on the features for the proposed uses, the proposed Specific Plan would result in a minimum total of 150 points and the Arena itself would result in a minimum total of 101 points. It is important to note, the proposed Specific Plan would also include GHG reduction features that do not have assigned point values in the Screening Table. Such features require documentation of the energy efficiency of innovative designs and point values are gives based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.

The proposed Project would also be required to implement the mitigation measures identified EIR No. 470 related to air quality that relate to greenhouse gas emissions, which for purposes of disclosure, have been included below. As such, consistent with County's CAP the Project would have a less than significant impact. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to air quality. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions the approval, as appropriate.

Construction Mitigation

AQ-1 Develop a dust control program to supplement the routine watering that constitutes CVBACMs in excess of any minimum SCAQMD Rule 403 and 403.1 requirements. CVBACMs that may be adopted and integrated into an enhanced dust control program include, but are not limited to, hydroseeding previously disturbed areas, adding chemical binders or surfactants to increase the effectiveness of watering, early paving or chip sealing of roads, enforcing reduced travel speeds (15 mph) on unpaved surfaces and/or using sand fences and perimeter sandbags. A Fugitive Dust Control Plan for grading the North Star SP 343 project is required. The plan would identify the "normal" dust control practices, "after- hour" controls, bulk material track-out, clean-up, long-term stabilization, soil import/export control measures, and site signage. If the disturbed surface area exceeds 50 acres, an Environmental Observer shall be retained and available to be on-site within 30 minutes, day or night.

AQ-2 Minimize construction interference with regional non-project traffic movement. Measures recommended for inclusion are:

a. Scheduling receipt of construction materials to non-peak travel periods.

b. Routing construction traffic through areas of least impact sensitivity.

c. Limiting lane closures and detours to off-peak travel periods.

d. Providing ride-share incentives for contractor and subcontractor personnel.

AQ-3 Reduce "spill-over" effects by preventing soil erosion, washing vehicles entering public roadways from dirt off-road project areas, and washing/sweeping project access to public roadways on an adequate schedule.

AQ-4 Require emissions control from on-site equipment through a routine mandatory program of low-emissions tune-ups, and soot filters on diesel-fueled equipment, where feasible.

AQ-5 Utilize alternative-fueled or "green diesel" fueled construction equipment if use of such equipment will not adversely affect the project schedule or economics. A report of the availability of such equipment shall be submitted in conjunction with the grading application to determine to what extent the cleaner equipment objective will be met by this project.

AQ-6 Enforce a speed limit of 15 mph on any unpaved surface.

AQ-7 Limit grading/soil disturbance to as small an area as practical at any one time not to exceed 15 acres on any given day.

AQ-8 Limit the application of paints and coating to average no more than the equivalent of two dwelling units per day over the project build-out lifetime using the most currently available low-VOC paint.

Operational Mitigation

AQ-9 Recommended developer-sponsored measures include the following:

1. Provide an attractive pedestrian environment.

2. Incorporate bicycle trails and interconnections.

3. Build homes that exceed minimum Statewide energy construction requirements.

4. Include residential design features that encourage trip elimination or trip diversion to alternative transportation:

   a. Pre-wired for various telecommunications systems for in-home offices

b. Pre-wired for 220V electric vehicle and golf cart charging systems.

5. Provide preferential parking spaces for employee carpools and vanpools.

6. Schedule truck deliveries and pickups for off-peak hours where feasible.

4.1.9 *Hazards and Hazardous Materials*

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*	*No New Significant or Substantially More Severe Impacts*
21. Hazards and Hazardous Materials					
Would the project:					
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☐	☒
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☐	☒
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter	☐	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
mile of an existing or proposed school?					
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code, Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☐	☒

Sources: Project Application Materials; Department of Toxic Substances Control; Riverside County EIR No. 470.

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

EIR No. 470 Finding:

EIR No. 470 identified that the uses allowed by the proposed specific plan could potentially utilize hazardous materials. The use of hazardous materials would primarily be associated with the industrial golf course uses. EIR No. 470 noted that the industrial and golf course land uses would require submittal of a materials storage and management plan, which would be reviewed and approved by the County. This plan would be required mitigation to reduce any potential impacts due to toxic substances and hazardous materials. As such, EIR No. 470 determined impacts due to the hazardous materials would be reduced to less than significant.

No Substantial Change from Previous Analysis:

Heavy equipment that would be used during construction of the proposed Arena would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials. Improper use, storage, or transportation of these materials during construction would be considered hazardous and could result in accidental releases or spills, potentially posing health risks to workers, to

public, and the environment. However, this is a standard risk on all construction sites. There would be no greater risk for improper handling, transportation, or spills associated with the proposed Project that would occur on any other development within the approved NorthStar Specific Plan Area or similar construction site. There are no components of the construction activities required for the Arena project that would create a significant hazard to the public or the environment through reasonably foreseeable upset an accident conditions involving the release of hazardous materials into the environment. Furthermore, there are no components of the construction required for the Arena project that could result in increased hazardous materials impacts as compared to what was evaluated and disclosed by EIR No. 470. For these reasons, hazardous materials- related impacts associated with the Project construction activities would be less than significant.

The types and amounts of hazardous materials that would be used during Arena operations would include typical pesticide, landscaping products, cleaning products, and deliveries. The routine use of these products is not considered to create a significant hazard to the public or the environment. Delivery trucks would have separate loading in/out entrances and zones, so as to not create a hazard to the public. All potentially hazardous materials would be used and stored in accordance with existing County regulations. The Project will not create a hazard to the public or the physical environment through the routine transport, use, or disposal of hazardous materials.

Additionally, EIR No. 470 stated that hazardous materials would come predominantly from industrial uses and golf course uses. The proposed Project would reduce the amount of industrial uses to accommodate new Planning Area 11 and the Arena. The proposed Project would reduce the amount of industrial park square footage (from 1,200,000 square feet to 381,035 square feet) which would reduce the amount of hazard materials generated from the industrial uses. The Arena, as an arena event center with a hockey training facility and surface parking lot, would not be expected to generate more hazardous materials than Industrial uses. As the proposed Project would not introduce new land uses that would generate more hazardous materials than what was planned for and analyzed in the certified EIR, there would be no new impacts to the public or the environment associated with the routine transport, use, or disposal of hazardous materials or reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment beyond that which was disclosed and mitigated for as part of EIR No. 470. As such, hazardous materials-related impacts associated with the Project operational activities would be less than significant. Therefore, implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

c. ***Would the project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?***

EIR No. 470 Finding:

EIR No. 470 identified the County of Riverside Multi-Hazard Functional Plan which establishes the responsibilities of the various County agencies. No portion of the project area is identified as an emergency evacuation route in any emergency response plans or emergency evacuation plans. As such, no impact would occur.

No Substantial Change from Previous Analysis:

No portion of the NorthStar Specific Plan is identified as an emergency evacuation route in any emergency response plans or emergency evacuation plans. The Project's addition of the Planning Area 11 as proposed in the Amendment would involve reduction of the industrial park (from 1,200,000 square feet to 381,035 square feet) and the development of the Arena (a total of 330,000 square feet). Construction of the Arena would not obstruct adjacent roadways and, therefore, would not physically interfere with an adopted emergency plan or emergency evacuation plan. Temporary changes to traffic may potentially occur during construction of the Project Site but would not result in permanent changes to the roadways. As such, no impact would occur. Therefore, implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

d. ***Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan Area is within the Palm Springs Unified School District's (PSUSD) jurisdiction. The nearest school to the NorthStar Specific Plan Area is Xavier College Preparatory High School located approximately 0.2 miles northwest of the Project Site. As summarized above, EIR No. 470 identified that the industrial and golf course uses could involve the use and storage of hazardous materials. EIR No. 470 noted that the industrial and golf course land uses would require submittal of a materials storage and management plan shall be reviewed and approved by the County and would be required to be implemented mitigation for any potential impacts due to emitting hazardous emissions near sensitive receptors including schools. As such, EIR No. 470 determined impacts due to emitting hazardous materials near an existing or proposed school would be less than significant with mitigation incorporated.

No Substantial Change from Previous Analysis:

The types and amounts of hazardous materials that would be used during Arena operations would include typical pesticide, landscaping products, cleaning products, and deliveries. EIR No. 470 stated that hazardous materials would come predominantly from industrial uses and golf course uses. The proposed Project would reduce the amount of industrial uses to accommodate new Planning Area 11 and the Arena. As the proposed Project would reduce the amount of industrial park square footage (from 1,200,000 square feet to 381,035 square feet), the amount of hazard materials generated from the industrial uses would be reduced. For these reasons impacts related to hazardous emissions generated by the Project to any schools would not be greater than was evaluated and mitigated to a level below significant by EIR No. 470, and there would be no new impacts associated with the currently proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

e. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code, Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

EIR No. 470 Finding:

EIR No. 470 identified that the Project Site was historically used for agricultural purposes and was not included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5. Thus, no impacts as a result of the hazardous materials pursuant to Government Code Section 65962.5 would occur.

No Substantial Change from Previous Analysis:

The Project Site is not included on a list of hazardous materials sites compiled pursuant to government code section 65962.5[27]; Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to hazards and hazardous materials. These measures, which are listed below, would continue to apply to the proposed project and would be enforced as part of the Project's conditions the approval, as appropriate.

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27 Department of Toxic Substances Control. Accessed December 20, 2020. https://www.envirostor.dtsc.ca.gov/public/.

TS-1 Users of hazardous materials, especially the golf course and any business that may use toxic substances, shall comply with all applicable federal, State, and local laws pertaining to hazardous waste and materials.

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*	*No New Significant or Substantially More Severe Impacts*
22. Airports					
Would the project:					
a. Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☐	☒
b. Require review by the Airport Land Use Commission?	☐	☐	☐	☐	☒
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒

Sources: *WCVAP,* Figure 4 "Western Coachella Valley Area Plan Overlays and Policy Areas"; Riverside County EIR No. 470.

a. Would the project result in an inconsistency with an Airport Master Plan?

EIR No. 470 Finding:

EIR No. 470 identified that the Project Site is outside all airport compatibility zones, all approach, transitional, horizontal, and conical surfaces and 55 Community Noise Equivalent Level (CNEL) noise contour. As such, the NorthStar Specific Plan Area is not within any compatibility area and therefore not subject to the restrictions outlined by the Airport Land Use Compatibility Plan.

No Substantial Change from Previous Analysis:

The Bermuda Dunes Airport is the closest airport to the Project Site. It is approximately 4 miles southeast of the property. However, the Project is outside of the Bermuda Dunes Airport land use compatibility impact areas and, as such, the development would have no impact on airport operations. No new information, changed circumstances, or more severe impacts would occur with the implementation of the Project.

b. Would the project require review by the Airport Land Use Commission?

c. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

EIR No. 470 Finding:

EIR No. 470 identified that the *Riverside County Airport Land Use Compatibility Plan* policy document establishes policies applicable to land use compatibility planning in the vicinity of airports throughout Riverside County. However, the North Star Specific Plan Area is not within any compatibility area or Airport Influence Area and therefore not subject to restrictions outlined by the airport landing area compatibility plan or Airport Land Use Plan.

No Substantial Change from Previous Analysis:

As previously described, as part of the NorthStar Specific Plan Area, the Project Site is not located within the vicinity of any public or private airport; therefore, it would not require review by the Airport Land Use Commission (ALUC). The Project Site is not located within 2 miles of a public airport or public use airport that would result in a safety hazard for people residing or working in the Project area. As previously mentioned, the closest airport is Bermuda Dunes Airport, which is a privately owned airport for public use located 4 miles southeast of the Project Site. Therefore, the NorthStar project would not result in a safety hazard for people residing or working in the project area. Impacts would not occur with implementation

of the proposed Project. No new information, changed circumstances, or more severe impacts would occur with the implementation.

d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

EIR No. 470 Finding:

EIR No. 470 determined that the NorthStar Specific Plan Area is not located within the vicinity of any private airstrips or heliports.

No Substantial Change from Previous Analysis:

The Project Site is not located within the vicinity of any private airstrips or heliports. Therefore, the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required related to airports. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures required.

4.1.10 Hydrology and Water Quality

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*	*No New Significant or Substantially More Severe Impacts*
23. Water Quality Impacts					
Would the project:					
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☐	☒
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that	☐	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
the project may impede sustainable groundwater management of the basin?					
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	☐	☐	☐	☐	☒
d. Result in substantial erosion or siltation on-site or off-site?	☐	☐	☐	☐	☒
e. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	☐	☐	☐	☐	☒
f. Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☐	☒
g. Impede or redirect flood flows?	☐	☐	☐	☐	☒
h. In flood hazard, tsunami, or seiche zones, risk the release of pollutants	☐	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
due to project inundation?					
i. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☐	☒

Source: *WCVAP*, Figure 11, "Western Coachella Valley Area Plan Flood Hazards"; Riverside County EIR No. 470; Pacific Advanced Civil Engineering, Inc., *Conceptual Drainage Summary* and *NorthStar Specific Plan – Updated Hydrology, Hydraulics, and Flood Control Improvement Plan Concept Study* (Hydrology Report; See **Appendix D1** and **D2**, respectively).

Since the time of the certified EIR, Checklist Questions for Section 4.1.10, Hydrology and Water Quality, have been updated in the CEQA Guidelines Appendix G Checklist. To determine whether the proposed Project would result in new impacts or an increase in the severity of previously identified impacts as analyzed by EIR No. 470 on the existing environmental conditions of the NorthStar Specific Plan Area, provided below is an update to the environmental information and analysis of the impacts of the proposed Project using the Checklist Questions from the current CEQA Guidelines Appendix G Checklist.

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

EIR No. 470 Finding:

EIR No. 470 noted that development of the North Star Specific Plan site would result in an increase in impervious surfaces and that runoff from the NorthStar Specific Plan site would contain minor amounts of pollutants typical of urban uses that would contribute to cumulative water quality impacts. EIR No. 470 concluded that with compliance with regulations, applied to NorthStar project as mitigation measures, impacts due to violation of water quality standards or waste discharge requirements would be less than significant.

No Substantial Change from Previous Analysis:

Impacts associated with water quality were evaluated for the entire NorthStar Specific Plan Area in EIR No. 470, which found that impacts to water quality would be less than significant with the incorporation

of mitigation measures. The proposed modifications to the Specific Plan associated with the proposed Project would not increase the size of the NorthStar Specific Plan Area and would result in the Arena being developed in an area previously approved for development of business park uses, which would not result substantial changes to the construction or operational characteristics of the NorthStar Specific Plan. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

b. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

EIR No. 470 Finding:

EIR No. 470 determined that the project's proposed storm drain systems would be constructed in accordance with the County's Master Drainage Plan in order to mitigate impacts on local drainage patterns and groundwater abundance. As such, EIR No. 470 concluded impacts to groundwater supplies would be less than significant.

No Substantial Change from Previous Analysis:

The Project Site includes an existing water well on-site that will be abandoned as part of the construction of the Project. The Approved Specific Plan includes a Conceptual Drainage Plan. As part of the proposed Specific Plan, minor changes to this Conceptual Drainage Plan are proposed. The proposed Conceptual Drainage Plan consists of the same basic layout as the Approved Specific Plan but incorporates minor revisions to the planned use and interior configuration of the development area along Varner Road. Comparison of the Approved Specific Plan Conceptual Drainage Plan to the proposed Specific Plan Conceptual Drainage Plan shows that the project elements necessary for the drainage design goals in the Approved Specific Plan are unchanged. All essential components of the Approved Specific Plan Conceptual Drainage Plan are retained in the proposed Specific Plan Conceptual Drainage Plan and will preserve the flow conditions of the Approved Specific Plan without changing the overall runoff volume, flowrate, or discharge flow patterns, leaving the regional and downstream flow conditions unchanged. The location and size of flow corridors through the golf course in the proposed Specific Plan are the same, preserving overland flow patterns of the Approved Specific Plan. Basin storage areas in the Approved Specific Plan are retained in the proposed Specific Plan, creating necessary storage, and allowing water quality treatment described in the Approved Specific Plan. The east golf course basin and flow channel through the east end of the development area are also retained, so that the proposed Specific Plan maintains the Approved Specific Plan discharge conditions to downstream properties. The Proposed Project design is consistent the original design in the Approved Specific Plan as evaluated in EIR No. 470 and with the future CVWD Thousand Palms Flood Control Plan construction and will function as part of the overall regional

drainage system. As further discussed below in Section 4.1.20, Utility and Service Systems, the proposed Project would not result in an increase in demand for domestic water production, which could utilize groundwater resources. Therefore, a less than significant impact to groundwater supplies would occur. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

c. ***Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?***

EIR No. 470 Finding:

EIR No. 470 identified that development of the NorthStar Specific Plan project would result in an increase in impervious surfaces. EIR No. 470 concluded that with compliance with regulations applied to the project as mitigation measures, impacts due to alteration of the existing drainage pattern of the site would be less than significant. As such, EIR No. 470 concluded that with implementation of mitigation measures, impacts due to alteration of the existing drainage pattern of the site would be less than significant.

No Substantial Change from Previous Analysis:

EIR No. 470 identified that impacts associated with drainage would be less than significant based on compliance with the requirements of the Riverside County Flood Control and Water Conversation District (RCFCWCD) and RWQCB. The proposed Project would result in an increase in impervious surfaces compared to existing conditions but would not result in an increase in impervious surfaces compared to what was analyzed in EIR No. 470. The proposed Project area does not include any streams or rivers. The proposed modifications to the Specific Plan associated with the Project would not increase the intensity of development acres within the Specific Plan, would not result in physical impacts to areas that were not previously analyzed in EIR No. 470, nor would the changes result in a substantial change to the drainage pattern of the Specific Plan ensuring that impacts would be similar to those identified in EIR No. 470.

The Hydrology Report prepared for the proposed Project confirmed that implementation of the Project would not result in new or substantially increased impacts as compared to what was evaluated in EIR No. 470.[28] The proposed Project would include grading of the site and other improvements to protect the Arena from the 100-year flood without increasing flood hazards on downstream properties including the following:

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28 See **Appendix D2.**

- Raised arena and events center site, which lies 1.5 feet above the adjacent 100-year floodplain elevations;
- Diversion channel to golf course, which directs flow upstream of the arena site to the Classic Club golf course;
- Culvert and local drainage channel along Varner Road, which collects runoff from Varner Road as well as site runoff; and
- Outlet channel at the downstream of the NorthStar Specific Plan Area, which redistributes flows to match existing conditions.

The site's existing topography and drainage pattern would generally be maintained. The Master Drainage Plan is shown to provide flood protection to all development areas within the Specific Plan.

As discussed above, compared to the Approved Specific Plan Conceptual Drainage Plan, the proposed Specific Plan Conceptual Drainage Plan shows that the project elements necessary for the drainage design goals in the Approved Specific Plan are unchanged. All essential components of the Approved Specific Plan Conceptual Drainage Plan are retained in the proposed Specific Plan Conceptual Drainage Plan. The net runoff volume would incrementally increase from 33.5 ac-ft to 34.5 ac-ft for a 100 year 24 hour storm. The small increase in the volume of net runoff generated by the proposed Project would be easily compensated for by small increases to the size of the basins in the proposed Project. The small local alterations in flow patterns on the interior of the project would not result in differences in the downstream flow conditions between the Specific Plan Conceptual Drainage Plan and the proposed Project. The overall runoff volume, flowrate, and the regional flow patterns would not change with the proposed Project.[29] Thus, the proposed Specific Plan Conceptual Drainage Plan will preserve the flow conditions of the Approved Specific Plan without substantially changing the overall runoff volume, flowrate, or discharge flow patterns, leaving the regional and downstream flow conditions unchanged. The Proposed Project design is consistent the original design in the Approved Specific Plan as evaluated in EIR No. 470 and with the future CVWD Thousand Palms Flood Control Plan construction and will function as part of the overall regional drainage system.

As the Project would generally maintain the site's existing drainage pattern and because any increases in runoff due to paving can be retained by the golf course, the proposed Project would not result in substantial change to the existing drainage pattern of the site or area. Accordingly, with compliance of with the Hydrology Report, impacts would be less than significant. Therefore, implementation of the

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29 See **Appendix D1.**

proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

d. Would the project result in substantial erosion or siltation on-site or off-site?

EIR No. 470 Finding:

EIR No. 470 found that exposure of ground surfaces during grading would result in siltation. Furthermore, EIR No. 470 found that implementation of the NorthStar Specific Plan would increase the amount of impervious surfaces as compared to the conditions that existed at the time. EIR No. 470 indicated that increased surface runoff flows due to the increase in impervious surfaces would increase erosion and siltation on- and off-site. EIR No. 470 identified that the Project shall incorporate the current Best Management Practices and Best Available Technologies available at the time of application for pollution and erosion/siltation control permits. EIR No. 470 concluded impacts would be less than significant with implementation of mitigation.

No Substantial Change from Previous Analysis:

As mentioned, the proposed Project Site does not include any streams or rivers. The proposed modifications to the Specific Plan associated with the Project would change the uses allowed within the existing NorthStar Specific Plan Area as the proposed Arena would be allowed in a portion of the NorthStar Specific Plan Area currently planned for development of industrial park uses. For this reason, impacts associated with the Project would be similar to those identified in EIR No. 470, which disclosed that impacts associated with erosion and siltation hazards would be less than significant based on compliance with requirements of the RCFCWCD and the RWQCB. The Hydrology Report also analyzed prior sediment transport studies in the Project vicinity to determine bulking of flows is not required and sediment deposition on the NorthStar Specific Plan Area is minimal. Moreover, compliance with the NPDES permit involves preparation and implementation of a SWPPP for construction-related activities. The SWPPP would specify BMPs to minimize the potential for erosion and siltation to occur and would include specific Project Site measures to address the potential for temporary excavations. Typical BMPs that are implemented at construction sites to protect water quality include the implementation of straw bale barriers, plastic sheeting/erosion control blankets, and outlet protection measures. With mandatory adherence to the SWPPP requirements, effects associated with erosion and siltation would be maintained and less than significant.

Following implementation of the Project, the potential for erosion and siltation on the Project Site would be substantially reduced as a majority of the developed portion of the site would be covered with impervious surfaces and landscaped areas. As the Project would generally maintain the site's existing

drainage pattern, the proposed Project would not result in a substantial change to the existing drainage pattern of the site or area in a manner that would result in substantial erosion or siltation on- and off-site. Furthermore, the Project would be required to comply with the mitigation measures presented in EIR No. 470, which address erosion impacts and would further ensure that erosion and siltation impacts associated with the project remain below a level of significance. Accordingly, with compliance of the site-specific SWPPP, hydrology study, and mitigation measures identified in EIR No. 470, construction and operational impacts associated with erosion and siltation would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

e. Would the project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?

EIR No. 470 Finding:

EIR No. 470 noted that development of the NorthStar Specific Plan project would result in an increase in impervious surfaces which would result in increased runoff that would have the potential to result in flooding on- or off-site. EIR No. 470 identified that the project is located within a 100-year flood zone by both the Riverside County Safety Element and the Federal Emergency Management Agency, and therefore, may be susceptible to periodic flooding. The Approved Conceptual Drainage Plan was developed to protect all structures from 100-year flood damage, result in no net increase in runoff volumes and no net increase in flowrate to downstream areas, provide all weather access through public and private streets, maintain existing drainage patterns through the golf course, and provide basin area for future water quality needs. The Approved Conceptual Drainage Plan relies on the golf course grading and project development layout to meet the stated project drainage design goals. Incorporation of mitigation measures would reduce impacts to less than significant. These mitigation measures include establishing the development pad elevations using the localized HEC-RAS analysis as a basis, top-of-berm elevations set to a minimum of three feet above the computed and adjacent 100-year water surface elevation, a Letter of Map Revision to be submitted to the Federal Emergency Management Agency, landscaping be of desert type, providing an easement for conveyance of the drainage system, applying a NPDES construction permit, incorporating current BMPs and BATs, and complying with the requirements of the California State Water Quality Control Board.

No Substantial Change from Previous Analysis:

The drainage system for the NorthStar Specific Plan Area has been designed in accordance with RCFCWCD and RWQCB requirements. The Hydrology Report prepared for the proposed Project confirmed that implementation of the Project would not result in new or substantially increased flooding impacts as

compared to what was evaluated in EIR No. 470.[30] The proposed Project would include the following improvements to protect the Arena from the 100-year flood without increasing flood hazards on downstream properties:

- Raised arena and events center site, which lies 1.5 feet above the adjacent 100-year floodplain elevations;
- Diversion channel to golf course, which directs flow upstream of the arena site to the Classic Club golf course;
- Culvert and local drainage channel along Varner Road, which collects runoff from Varner Road as well as site runoff; and
- Outlet channel at the downstream of the NorthStar Specific Plan Area, which redistributes flows to match existing conditions.

As discussed above, compared to the Approved Specific Plan Conceptual Drainage Plan, the proposed Specific Plan Conceptual Drainage Plan shows that the project elements necessary for the drainage design goals in the Approved Specific Plan are unchanged. All essential components of the Approved Specific Plan Conceptual Drainage Plan are retained in the proposed Specific Plan Conceptual Drainage Plan. The net runoff volume would incrementally increase from 33.5 ac-ft to 34.5 ac-ft for a 100 year 24 hour storm. The small increase in the volume of net runoff generated by the proposed Project would be easily compensated for by small increases to the size of the basins in the proposed Project. The small local alterations in flow patterns on the interior of the project would not result in differences in the downstream flow conditions between the Specific Plan Conceptual Drainage Plan and the proposed Project. The overall runoff volume, flowrate, and the regional flow patterns would not change with the proposed Project.[31] Thus, the proposed Specific Plan Conceptual Drainage Plan will preserve the flow conditions of the Approved Specific Plan without substantially changing the overall runoff volume, flowrate, or discharge flow patterns, leaving the regional and downstream flow conditions unchanged. The Proposed Project design is consistent the original design in the Approved Specific Plan as evaluated in EIR No. 470 and with the future CVWD Thousand Palms Flood Control Plan construction and will function as part of the overall regional drainage system.

Impacts associated with the rate or amount of surface runoff of the NorthStar Specific Plan would be similar to those identified in EIR No. 470, which identified that impacts associated with drainage, including absorption rates and surface runoff, would be less than significant based on compliance with the requirements of the RCFCWCD and the RWQCB. Implementation of the proposed drainage system would

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30 See **Appendix D2.**
31 See **Appendix D1.**

provide for areas of infiltration of project runoff, which would contribute to decreased amounts of runoff from the site that could adversely affect downstream properties. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

f. Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

EIR No. 470 Finding:

EIR No. 470 identified that all water discharge systems were designed to meet federal, State, and county regulations and will be reviewed by applicable agencies to assure compliance with those laws.

No Substantial Change from Previous Analysis:

As the Project would generally maintain the site's existing drainage pattern, the proposed Project would not result in a substantial change to the existing drainage pattern of the site or area in a manner that would create or contribute runoff water that would exceed the capacity of the planned stormwater drainage systems or provide substantial additional sources of polluted water. The proposed Project would implement planned storm drain facilities that were identified in the Approved Specific Plan. Accordingly, with compliance with the Hydrology Report and mitigation measures identified in EIR No. 470, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

g. Would the project impede or redirect flood flows?

EIR No. 470 Finding:

EIR No. 470 noted that development of the NorthStar Specific Plan would result in an increase in impervious surfaces which would result in increased runoff that would have the potential to impede or redirect flood flows. The Approved Conceptual Drainage Plan was developed to protect all structures from 100-year flood damage, result in no net increase in runoff volumes and no net increase in flowrate to downstream areas, provide all weather access through public and private streets, maintain existing drainage patterns through the golf course, and provide basin area for future water quality needs. The Approved Conceptual Drainage Plan relies on the golf course grading and project development layout to meet the stated project drainage design goals. EIR No. 470 concluded that compliance with mitigation, impacts to impeding or redirecting flood flows would be reduced to less than significant. As such, EIR No. 470 concluded that with implementation, impacts to impeding or redirecting flood flows would be less than significant.

No Substantial Change from Previous Analysis:

As the Project would generally maintain the site's existing drainage pattern, the proposed Project would not result in a substantial change to the existing drainage pattern of the site or area in a manner that would create or contribute runoff water that would impede or redirect flood flows. Moreover, the hydrology study concluded that the proposed Project does not increase flood risk on adjacent properties. The proposed Project would also maintain or reduce flow rates downstream of the NorthStar Specific Plan. Therefore, the hydrology report concluded that implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

h. Would the project in flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?

EIR No. 470 Finding:

EIR No. 470 identified that the project is located within a 100-year flood zone by both the Riverside County Safety Element and the Federal Emergency Management Agency, and therefore, may be susceptible to periodic flooding. EIR No. 470 noted that the project shall provide an easement for conveyance of the future Mid-Valley Drainage System flows as required by CVWD. EIR No. 470 included mitigation measures requiring implementation of drainage improvements, payment of fees, and a floodplain analysis be conducted if required, which EIR No. 470 concluded would reduce impacts below to a level of significance. As such, with implementation of mitigation, EIR No. 470 found that impacts due to project inundation would be less than significant.

No Substantial Change from Previous Analysis:

Although the proposed Project is located within a 100-year flood zone, appropriate measures have been implemented in the Arena's design. Flood control improvements were designed for the Project's development to protect the Arena from the 100-year flood without increasing flood hazards on downstream properties. As discussed above, compared to the Approved Specific Plan Conceptual Drainage Plan, the proposed Specific Plan Conceptual Drainage Plan shows that the project elements necessary for the drainage design goals in the Approved Specific Plan are unchanged. The Proposed Project design is consistent the original design in the Approved Specific Plan as evaluated in EIR No. 470 and with the future CVWD Thousand Palms Flood Control Plan construction and will function as part of the overall regional drainage system.

General Plan Safety Element, Figure S-10, Dam Failure Inundation Areas, also shows that the Project Site is not subject to dam inundation hazards, including hazards associated with levees and dams. The Project

Site is not directly located near bodies of water; therefore, the Project Site would have no potential to be affected by seiche hazards. Therefore, the proposed Project would not result in the release of pollutants into the environment as a result of inundation by floods, tsunamis, or seiches, and impacts would be less than significant. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

i. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

EIR No. 470 Finding:

An NPDES permit shall be obtained prior to the start of grading. The Project shall incorporate the current Best Management Practices and Best Available Technologies available at the time of application for pollution and erosion/siltation control permits. The Project shall comply with the requirements of the California Water Quality Control Board. As such, with implementation of mitigation measures impacts would be less than significant.

No Substantial Change from Previous Analysis:

Impacts associated with water quality were evaluated for the entire NorthStar Specific Plan Area in EIR No. 470, which found that impacts to water quality would be less than significant with the incorporation of mitigation measures. The proposed modifications to the Specific Plan associated with the proposed Project would not increase the intensity of development acres within the Specific Plan or result in physical impacts to areas that were not previously analyzed in EIR No. 470. The Project would also incorporate the current Best Management Practices and Best Available Technologies available at the time of application for pollution and erosion/siltation control permits. Further analysis regarding groundwater management is above in response to Checklist Question b in this Section. Thus, impacts would be less than significant with mitigation identified in EIR No. 470. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to hydrology and water quality. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions the approval, as appropriate.

FL-1 The localized HEC-RAS analyses shall provide the basis for establishing the development pad and top-of-berm elevations along the southerly golf course boundary. Development pad elevations shall be set a minimum of 1.5 feet above the computed and adjacent 100-

year water surface elevation computed in the localized analyses. In instances where there is a difference between the water surfaces computed in the two localized HEC-RAS analyses, the higher computed water surface shall govern.

FL-2 The top-of-berm elevations shall be set a minimum of three feet above the computed and adjacent 100-year water surface elevation.

FL-3 A Letter of Map Revision shall be submitted to the Federal Emergency Management Agency based on the As-Built plans for the golf course conveyance and adjacent development grading.

FL-5 The proposed Project shall provide an easement for conveyance of the future Mid- Valley Drainage System flows as required by CVWD. The exact location of the proposed easement will be defined when the future Mid-Valley Drainage System is designed.

WQ-1 Pursuant to requirements of the State Water Resources Control Board, a State- wide general National Pollutant Discharge Elimination System (NPDES) construction permit shall apply to construction activities (clearing, grading, excavation, etc.) that result in the disturbance of five acres of land or activity that is part of a larger common plan of development of five acres or greater. Such permits shall be obtained prior to the start of grading activities.

WQ-2 The project shall incorporate the current Best Management Practices and Best Available Technologies (BMPs and BATs) available at the time of application for pollution and erosion/siltation control permits. Examples of BMPs and BATs include, but are not limited to:

- Energy dissipation structures and rip-rap at storm water discharge points to stabilize flow and reduce velocities;
- Desilting basins for pollutant and siltation control during construction, resource based if possible;
- Mulching of cleared or freshly seeded areas for erosion/sedimentation control;
- Geotextiles and mats for erosion control during construction, storm drain inlet/outlet protection for siltation control;
- Slope drains for erosion control, silt fences/sand bags barriers for siltation control during construction;
- Low water vegetation in landscaped areas;
- Selection of slope planting species with low fertilization requirements;
- Requiring permanent irrigation systems to be inspected on a regular basis and properly maintained.

WQ-3 The project shall comply with the requirements of the California State Water Quality Control Board.

4.1.11 *Land Use and Planning*

	Potentially Significant Impact	*Less than Significant with Mitigation Incorporated*	*Less than Significant Impact*	*No Impact*	*No New Significant or Substantially More Severe Impacts*
24. Land Use					
Would the project:					
a. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☐	☒
b. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☐	☒

Sources: *Riverside County General Plan*; *WCVAP*; Project Application Materials.

a. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan project is within the area designated by the County for development as well as the Western Coachella Valley Area Plan (WCVAP). The project conformed to the following County of Riverside General Plan, Western Coachella Valley Area Plan Policies:

WCVAP 1.2 Coordinate with local agencies to ensure adequate service provision for all development within the Policy Area.

WCVAP 1.6 Require that development be sensitive to and retain the unique topographical features within and adjacent to the planning area.

WCVAP 1.7 Ensure a mix of land uses that creates a vital, economically and environmentally healthy area that is supportive of transit and other forms of alternative modes of transportation, promotes walkability and civic life, and provides a variety of housing, civic, employment, and open space opportunities throughout the planning area. General land uses may include a mix of:

- Regional and local serving commercial uses;
- Tourist facilities;
- Residential densities from Medium to High Density Residential'
- Active and passive open space area;
- Mixed Use;
- Cultural, educational, and civic uses;
- Transit facilities;
- Employment intensive office and business park uses; and
- Light Industrial uses north of Interstate 10.

WCVAP 1.8 Incorporate open space and recreational amenities into the planning area in order to enhance recreational opportunities and community aesthetics.

WCVAP 1.9 Apply the City of Rancho Mirage's adopted standards for median strips along specific roadways as those roadways extend into the City's Sphere of Influence.

As approved, the NorthStar project is intended to provide commercial, industrial, recreational, and residential land uses to meet economic and recreational needs within the Coachella Valley. The project proposed to provide a mixed-use master planned development along the I-10 corridor with an unified design character providing a sensitive interface between the mixed-use development, the golf course and the Coachella Valley Preserve. EIR No. 470 concluded that the project would be consistent with the General Plan and all other policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect. EIR No. 470 concluded impacts due to a conflict with applicable land use plans, policies, and regulations would be less than significant.

No Substantial Change from Previous Analysis:

The WCVAP was updated on December 10, 2019. The primary land use policies identified and analyzed in EIR No. 470 were not changed in the update of the WCVAP.[32]

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32 Riverside County General Plan, Western Coachella Valley Area Plan, Revised December 10, 2019.

The adopted Specific Plan contains the following project objectives:

1. Provide a comprehensive land use plan that identifies development scenarios which designate the distribution, location, and extent of land uses;
2. Address the land use issues associated with development of the NorthStar Specific Plan in sufficient detail to ensure that the subject site develops in a manner consistent with the intent of the General Plan; protects the public health, safety and general welfare; complements zoning and land uses on adjacent properties and is suitable and appropriate for the subject property;
3. Incorporate project design standards which encourage creativity and excellence;
4. Develop a mixed-use project with world class residential, commercial, and resort components; and
5. Develop a project that ensures the public's health, safety and welfare.

The adopted Specific Plan currently allows a mix of residential and non-residential uses, including a range of commercial and light industrial uses. This Project proposes the addition of Planning Area 11 and the construction of the Arena within the NorthStar Specific Plan Area. The proposed Project includes a general plan amendment to alter the land use designation from Western Coachella Valley Area Plan – Business Park to Western Coachella Valley Area Plan – Commercial Tourist for proposed Planning Area 11. A zone change is also requested from the SP-343 NorthStar Specific Plan zone – Planning Area 8 (Business Park) to the SP-343 NorthStar Specific Plan – Planning Area 11 (Arena and Event Venue) zone for the Project Site. The proposed Project would reduce the proposed industrial park area from approximately 69.60 to 28.20 acres and the amount of associated development from approximately 1,200,000 square feet to 381,035 square feet in the NorthStar Specific Plan Area to accommodate the development of the Arena (a total of approximately 41.4 acres and 295,000 square feet). While the proposed Project would reduce the industrial park area and amount of associated development, the proposed Specific Plan would expand the range of commercial uses with development of the Arena and would not change the other land uses in the adopted Specific Plan. The type and range of uses allowed by the Specific Plan would continue to be consistent with the objectives of the NorthStar Specific Plan and the applicable policies in the WCVAP.

Additionally, the proposed Specific Plan land uses would continue to provide a comprehensive land use plan and a mixed-use project with residential, commercial, resort, and sports and entertainment components. As proposed, Planning Area 11 would be compatible with the configuration of the surrounding planning areas in the NorthStar Specific Plan Area and the uses allowed in these areas. As discussed in Section 4.1.1, Aesthetics, the proposed Arena height at approximately 65 feet would be below the maximum height of buildings currently allowed by the adopted Specific Plan and analyzed in EIR No. 470. As such, the proposed Arena would be suitable and appropriate for the Project Site and would incorporate design standards in accordance with the Specific Plan objectives.