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

ITEM: 3.19
(ID # 29053)
MEETING DATE:
Tuesday, November 04, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: ADOPT Change of Zone Ordinance No. 348.5033, No further CEQA review – Applicant: H.N. & Frances C. Berger Foundation – Douglas Vance – Rep: MSA Consulting, Inc. – Christopher Brizuela – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD:BP), Mixed Use Area (CD:MUA), Commercial Tourist (CD:CT), Commercial Office (CD:CO), Commercial Retail (CD: CR), Very High Density Residential (CD:VHDR), Medium High Density Residential (CD:MHDR), Open Space: Recreation (OS:R) – Zoning: SP Zone (North Star Ranch, Specific Plan No. 343) – Location: North east of I-10 and Varner Rd, east of Cook St, west of Washington St, north of 38th Ave, south of Chase School Rd – 450 Acres (Entire Specific Plan) – REQUEST: Approve Specific Plan Amendment (SPA00343A03) and Change of Zone Ordinance No. 348.5033 (associated with Change of Zone No. 2300013 (CZ2300013)), which were tentatively approved on February 25, 2025. General Plan Amendment (GPA230005) was already approved by cycle resolution on May 6, 2025. APNs: 695-100-001, -003 through -008, 0-11, -013, -017, 0-18, -020 through 025. District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT ORDINANCE 348.5033** amending the zoning in the Zoning District shown on Map No. 40.054 for Change of Zone No. 2300013 attached hereto and incorporated herein by reference;

Continued on page 2
ACTION:Policy

John Hildebrand, Planning Director 10/27/2025 Rania Odenbaugh, TLMA Director 10/29/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Medina and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.5033 is adopted with waiver of the reading.

Ayes:	Medina, Spiegel, Washington, Perez and Gutierrez
Nays:	None
Absent:	None
Date:	November 4, 2025
xc:	Planning, COB/MC/AB/DL/NS

Kimberly A. Rector
Clerk of the Board
By: _____ Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. **APPROVE AMENDMENT NO. 3 TO SPECIFIC PLAN NO. 343**, as described during the tentative approval on February 25, 2025; and

3. **DIRECT** the Clerk of the Board to publish Ordinance No. 348.5033 in accordance with Government Code section 25124(a);

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$ 0	$ 0	$ 0	$ 0
NET COUNTY COST	$ 0	$ 0	$ 0	$ 0
SOURCE OF FUNDS: Applicant Fees 100%			**Budget Adjustment:**	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary:

On February 25, 2025, the Board of Supervisors (BOS) tentatively approved Specific Plan No. 343 Amendment No. 3 (SP00343A03), General Plan Amendment No. 230005 (GPA230005), and Change of Zone No. 2300013 (CZ2300013). See Attachment A, Tentative Approval Documents.

On May 6, 2025, the BOS adopted Resolution No. 2025-083. In accordance with Ordinance 348, Section 2.1, "no mandatory element of the General Plan shall be amended more than four times in any calendar year, unless otherwise allowed by Section 65358 of the Government Code." To comply with this limitation, the Planning Department consolidates previously tentatively approved General Plan Amendments into four adoption "cycles" each year, which are then formally adopted by the BOS by resolution (BOS Resolution 2025-083). See Attachment B, GPA Cycle Adoption.

The adoption of GPA230005 marked the completion of the two-step BOS approval process, with initial tentative approval followed by final adoption during a General Plan Amendment cycle. Due to recent changes in the processing of Change of Zone (CZ) maps, only the GPA was advanced for adoption at that time, while the CZ map was held back pending readiness.

The Planning Department has since received the approved CZ map from the Surveyor's Office and now has both the CZ map and the associated ordinance prepared for final adoption. This will complete the final step in the approval process.

Project Description:

The full scope of the project, as finalized by this Change of Zone Ordinance 348.5033 is composed of the following:

The Specific Plan Amendment (SPA00343A03) is a proposal to amend the existing Specific Plan with a variety of updates to the land use plan to facilitate the development of uses and repurposing portions of the project with entertainment, hospitality and food/beverage uses that better complement the existing arena/Iceplex. The amendment will combine Planning Areas 4, 6B, 8 into one Planning Area (PA-4) and replace the industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; allow for multi-family residential and hospitality uses in Planning Area 5; remove office uses and replace with hospitality and multi-family residential uses in Planning Area 9; and expand allowable uses to include retail, hotels, convenience stores, markets in Planning Area 10. It will also allow for minor boundary adjustments between PA-1 (Golf Course) and PA-4 (Mixed Use); and a boundary adjustment between PA-1 (Golf course) and PA-3 (Golf View Hotel).

The General Plan Amendment (GPA230005) is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment.

The Change of Zone (CZ2300013) is a proposal to redefine the Planning Area Boundaries within the Specific Plan as part of the Specific Plan Amendment as per the Change of Zone Exhibit. See Attachment D, Change of Zone Map. The change of zone request will also modify the Specific Plan Zoning Standards and ordinance text where applicable. – APNs: 695-100-17, 695-100-001, 695-100-003 695-100-004, 695-100-005, 695-100-006, 695-100-007, 695-100-011, 695-100-008, 695-100-013, 695-100-020, 695-100-021, 695-100-022, 695-100-023, 695-100-024, & 695-100-025.

Impact on Citizens and Businesses:

An Addendum No. 2 to the previously approved EIR No. 470 was considered during the tentatively approved SP00343A03, GPA230005 and CZ2300013. The Board of Supervisors voted 5-0 to tentatively approve the SP00343A03, GPA230005 and CZ2300013 using the Addendum No. 2 to EIR No. 470 to comply with the California Environmental Quality Act requirements. The analysis under the Addendum No. 2 to EIR No. 470 concluded that no new significant impacts would occur as a result of the proposed Project that were not previously addressed in the EIR No. 470. No new impacts would result in terms of substantial environmental damage, serious public health problems, or substantial and avoidable injury to fish or wildlife or their habitats. No further CEQA review is required.

ATTACHMENTS:
Attachment A – Tentative Approval Documents
Attachment B – GPA Cycle Adoption
Attachment C – Change of Zone Map
Attachment D – Change of Zone Ordinance

Jason Farin, Principal Policy Analyst 10/29/2025 Braden Holly, Deputy County Counsel 10/27/2025

ORDINANCE NO. 348.5033

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 Thousand Palms District Zoning Plan Map No. 40, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Thousand Palms District, Map No. 40.054 Change of Zone Case No. CZ2300013," which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chair, Board of Supervisors
V. MANUEL PEREZ

ATTEST:
KIMBERLY RECTOR
Clerk of the Board

By: _____
Deputy

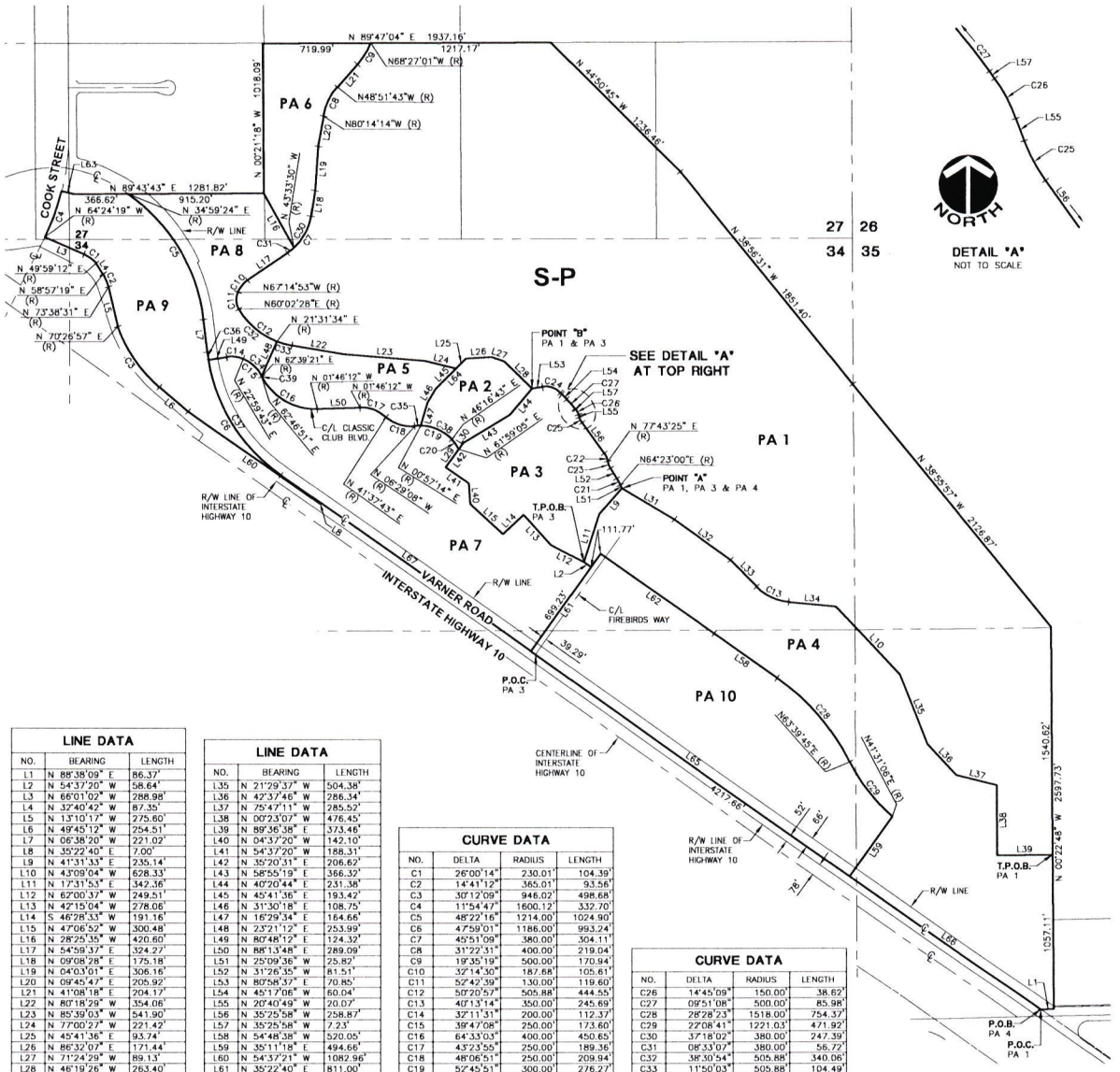
(SEAL)

APPROVED AS TO FORM
October 27, 2025

By: _____
BRADEN HOLLY
Deputy County Counsel

NOV 0 4 2025 3.19

SEC. 27, 28, 34, & 35, T4S, R6E, SBM.



LINE DATA		
NO.	BEARING	LENGTH
L1	N 88°38'09" E	86.37'
L2	N 54°37'20" W	58.64'
L3	N 66°01'02" W	288.98'
L4	N 32°40'42" W	87.35'
L5	N 13°10'17" W	275.60'
L6	N 49°45'12" W	254.51'
L7	N 06°38'20" W	221.02'
L8	N 35°22'40" E	7.00'
L9	N 41°31'33" E	235.14'
L10	N 43°09'04" W	628.33'
L11	N 17°31'53" E	342.36'
L12	N 62°00'37" W	249.51'
L13	N 42°15'04" W	278.06'
L14	S 46°28'33" W	191.16'
L15	N 47°06'52" W	300.48'
L16	N 28°25'35" W	420.60'
L17	N 54°59'37" E	324.27'
L18	N 09°08'28" E	175.18'
L19	N 04°03'01" E	306.16'
L20	N 09°45'47" E	205.92'
L21	N 41°08'18" E	204.17'
L22	N 80°18'29" W	354.06'
L23	N 85°39'03" W	541.90'
L24	N 77°00'27" W	221.42'
L25	N 45°41'36" E	93.74'
L26	N 86°32'07" E	171.44'
L27	N 71°24'29" W	89.13'
L28	N 46°19'26" W	263.40'
L29	N 35°20'31" E	151.65'
L30	N 35°20'31" E	54.97'
L31	N 59°01'49" W	411.71'
L32	N 54°10'40" W	470.03'
L33	N 43°57'38" W	253.93'
L34	N 84°10'52" W	315.07'

LINE DATA		
NO.	BEARING	LENGTH
L35	N 21°29'37" W	504.38'
L36	N 42°37'46" W	286.34'
L37	N 75°47'11" W	285.52'
L38	N 00°23'07" W	476.45'
L39	N 89°36'38" E	373.46'
L40	N 04°37'20" W	142.10'
L41	N 54°37'20" W	188.31'
L42	N 35°20'31" E	206.62'
L43	N 58°55'19" E	366.32'
L44	N 40°20'44" E	231.38'
L45	N 45°41'36" E	193.42'
L46	N 31°30'18" E	108.75'
L47	N 16°29'34" E	164.66'
L48	N 23°21'12" E	253.99'
L49	N 80°48'12" E	124.32'
L50	N 88°13'48" E	289.09'
L51	N 25°09'36" W	25.82'
L52	N 31°26'35" W	81.51'
L53	N 80°58'37" E	70.85'
L54	N 45°17'06" W	60.04'
L55	N 20°40'49" W	20.07'
L56	N 35°25'58" W	258.87'
L57	N 35°25'58" W	7.23'
L58	N 54°48'38" W	520.05'
L59	N 35°11'18" E	494.66'
L60	N 54°37'21" W	1082.96'
L61	N 35°22'40" E	811.00'
L62	N 54°44'30" W	942.86'
L63	N 76°19'06" W	88.29'
L64	N 45°41'36" E	287.16'
L65	N 54°37'20" W	2636.83'
L66	N 54°37'20" W	1580.83'
L67	N 54°37'21" W	2064.89'

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	26°00'14"	230.01'	104.39'
C2	14°41'12"	365.01'	93.56'
C3	30°12'09"	946.02'	498.68'
C4	11°54'47"	1600.12'	332.70'
C5	48°22'16"	1214.00'	1024.90'
C6	47°59'01"	1186.00'	993.24'
C7	45°51'09"	380.00'	304.11'
C8	31°22'31"	400.00'	219.04'
C9	19°35'19"	500.00'	170.94'
C10	32°14'30"	187.68'	105.61'
C11	52°42'39"	130.00'	119.60'
C12	50°20'57"	505.88'	444.55'
C13	40°13'14"	350.00'	245.69'
C14	32°11'31"	200.00'	112.37'
C15	39°47'08"	250.00'	173.60'
C16	64°33'03"	400.00'	450.65'
C17	43°23'55"	250.00'	189.36'
C18	48°06'51"	250.00'	209.94'
C19	52°45'51"	300.00'	276.27'
C20	15°42'22"	300.00'	82.24'
C21	05°49'35"	500.00'	50.84'
C22	23°09'23"	150.00'	60.62'
C23	19°10'00"	150.00'	50.18'
C24	53°44'17"	140.00'	131.31'
C25	14°45'09"	150.00'	38.62'

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C26	14°45'09"	150.00'	38.62'
C27	09°51'08"	500.00'	85.98'
C28	28°28'23"	1518.00'	754.37'
C29	22°08'41"	1221.03'	471.92'
C30	37°18'02"	380.00'	247.39'
C31	08°33'07"	380.00'	56.72'
C32	38°30'54"	505.88'	340.06'
C33	11°50'03"	505.88'	104.49'
C34	39°39'38"	250.00'	173.05'
C35	07°26'22"	300.00'	38.95'
C36	02°33'28"	1186.00'	52.94'
C37	45°25'33"	1186.00'	940.30'
C38	45°19'29"	300.00'	237.32'
C39	00°07'30"	250.00'	0.55'

LEGEND

S-P SPECIFIC PLAN (SP 343 A3)

NORTH

0' 500' 1000' 1500' 2000'

SCALE 1"=500'

APN(s): 695-100-001, 695-100-002, 695-100-003, 695-100-004,695-100-005, 695-100-006, 695-100-007, 695-100-008, 695-100-011,695-100-017, 695-100-020, 695-100-021, 695-100-022, 695-100-023, 695-100-024, & 695-100-025

MAP NO. 40.054

CHANGE OF OFFICIAL ZONING PLAN

THOUSAND PALMS DISTRICT

CHANGE OF ZONE CASE NO. 2300013

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.5033

(DATE:) 11 / 4/ 2025

RIVERSIDE COUNTY BOARD OF SUPERVISORS

J.N. 2712

PLANNING AREA 'PA 1' - SPECIFIC PLAN (SP343 A2)
LEGAL DESCRIPTION

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, THAT PORTION OF LOT 1, OF TRACT MAP NO. 34484, AS SHOWN BY MAP ON FILE IN BOOK 412, AT PAGES 64 THROUGH 68, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, LOCATED IN SECTIONS 34 AND 35, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF VARNER ROAD AND THE SOUTHERLY LINE OF LOT "A" OF PARCEL MAP NO. 38040, AS SHOW BY MAP ON FILE IN BOOK 253 AT PAGES 51 THROUGH 53, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE NORTH 88°38'09" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT "A", A DISTANCE OF 86.37 FEET TO THE SOUTHEAST CORNER OF SAID LOT "A";

THENCE NORTH 00°22'48" WEST, ALONG THE EASTERLY LINE OF SAID LOT "A" AND EASTERLY LINE OF PARCEL 3 OF SAID TRACT MAP NO. 34484, A DISTANCE OF 1057.11 FEET TO THE **TRUE POINT OF BEGINNING.**

THENCE ALONG THE SOUTHERLY AND SOUTHEASTERLY LINES OF SAID LOT 1 THE FOLLOWING ELEVEN (11) COURSES:

(1) THENCE SOUTH 89°36'38" WEST, A DISTANCE OF 373.46 FEET;

(2) THENCE NORTH 00°23'07" WEST, A DISTANCE OF 476.45 FEET;

(3) THENCE NORTH 75°47'11" WEST, A DISTANCE OF 285.52 FEET;

(4) THENCE NORTH 42°37'46" WEST, A DISTANCE OF 286.34 FEET;

(5) THENCE NORTH 21°29'37" WEST, A DISTANCE OF 504.38 FEET;

(6) THENCE NORTH 43°09'04" WEST, A DISTANCE OF 628.33 FEET;

(7) THENCE NORTH 84°10'52" WEST, A DISTANCE OF 315.07 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 350.00 FEET;

(8) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°13'14", AN ARC DISTANCE OF 245.69 FEET;

(9) THENCE NORTH 43°57'38" WEST, A DISTANCE OF 253.93 FEET;

(10) THENCE NORTH 54°10'40" WEST, A DISTANCE OF 470.03 FEET;

PLANNING AREA 'PA 1' - SPECIFIC PLAN (SP343 A2)
LEGAL DESCRIPTION

(11) THENCE NORTH 59°01'49" WEST, A DISTANCE OF 411.71 FEET TO A POINT HEREINAFTER REFERED TO AS **POINT "A"**;

THENCE LEAVING SAID SOUTHEASTERLY LINE NORTH 25°09'36" WEST, A DISTANCE OF 25.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 64°23'00" EAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°49'35", AN ARC DISTANCE OF 50.84 FEET;

THENCE NORTH 31°26'35" WEST, A DISTANCE OF 81.51 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°10'00", AN ARC DISTANCE OF 50.18 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 77°43'25" EAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°09'23", AN ARC DISTANCE OF 60.62 FEET;

THENCE NORTH 35°25'58" WEST, A DISTANCE OF 258.87 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 150.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°45'09", AN ARC DISTANCE OF 38.62 FEET;

THENCE NORTH 20°40'49" WEST, A DISTANCE OF 20.07 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°45'09", AN ARC DISTANCE OF 38.62 FEET;

THENCE NORTH 35°25'58" WEST, A DISTANCE OF 7.23 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 500.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°51'08", AN ARC DISTANCE OF 85.98 FEET;

THENCE NORTH 45°17'06" WEST, A DISTANCE OF 60.04 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 140.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°44'17", AN ARC DISTANCE OF 131.31 FEET;

THENCE SOUTH 80°58'37" WEST, A DISTANCE OF 70.85 FEET TO THE SOUTHWESTERLY LINE OF LOT 1 OF SAID TRACT MAP NO. 34484 TO A POINT HEREINAFTER REFERED TO AS **POINT "B"**;

THENCE ALONG THE SOUTHWESTERLY, WESTERLY, NORTHERLY, NORTHEASTERLY AND EASTERLY LINES OF SAID LOT 1 THE FOLLOWING TWENTY-THREE (23) COURSES:

(1) THENCE NORTH 46°19'26" WEST, A DISTANCE OF 263.40 FEET;

(2) THENCE NORTH 71°24'29" WEST, A DISTANCE OF 89.13 FEET;

(3) THENCE SOUTH 86°32'07" WEST, A DISTANCE OF 171.44 FEET;

(4) THENCE SOUTH 45°41'36" WEST, A DISTANCE OF 93.74 FEET;

(5) THENCE NORTH 77°00'27" WEST, A DISTANCE OF 221.42 FEET;

(6) THENCE NORTH 85°39'03" WEST, A DISTANCE OF 541.90 FEET;

(7) THENCE NORTH 80°18'29" WEST, A DISTANCE OF 354.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 505.88 FEET;

(8) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°20'57", AN ARC DISTANCE OF 444.55 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 130.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 60°02'28" WEST;

(9) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°42'39", AN ARC DISTANCE OF 119.60 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 187.68 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 67°14'53" WEST;

(10) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°14'30", AN ARC DISTANCE OF 105.61 FEET;

PLANNING AREA 'PA 1' - SPECIFIC PLAN (SP343 A2)
LEGAL DESCRIPTION

(11) THENCE NORTH 54°59'37" EAST, A DISTANCE OF 324.27 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 380.00 FEET;

(12) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°51'09", AN ARC DISTANCE OF 304.11 FEET;

(13) THENCE NORTH 09°08'28" EAST, A DISTANCE OF 175.18 FEET;

(14) THENCE NORTH 04°03'01" EAST, A DISTANCE OF 306.16 FEET;

(15) THENCE NORTH 09°45'47" EAST, A DISTANCE OF 205.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 400.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 80°14'14" WEST;

(16) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°22'31", AN ARC DISTANCE OF 219.04 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 48°51'43" WEST;

(17) THENCE NON-TANGENT TO SAID CURVE NORTH 41°08'18" EAST, A DISTANCE OF 204.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 48°51'43" EAST;

(18) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°35'19", AN ARC DISTANCE OF 170.94 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 68°27'01" EAST;

(19) THENCE NON-TANGENT TO SAID CURVE NORTH 89°47'04" EAST, A DISTANCE OF 1217.17 FEET;

(20) THENCE SOUTH 44°50'45" EAST, A DISTANCE OF 1236.46 FEET;

(21) THENCE SOUTH 38°56'31" EAST, A DISTANCE OF 1851.40 FEET;

(22) THENCE SOUTH 38°55'57" EAST, A DISTANCE OF 2126.87 FEET;

(23) THENCE SOUTH 00°22'48" EAST, A DISTANCE OF 1540.62 FEET, TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 10,404,147 SQUARE FEET OR 238.846 ACRES MORE OR LESS.

PLANNING AREA 'PA 1' - SPECIFIC PLAN (SP343 A2)
LEGAL DESCRIPTION

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

AS DEPICTED ON **CHANGE OF OFFICIAL ZONING PLAN** ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY OR UNDER THE DIRECTION OF:



LUKE R. BEVERLY P.L.S. 8223

DATED: 10/2/2025

MSA CONSULTING, INC.
CLOSURE REPORT
DATE: 09/04/2025 AT 2:32 PM
PROJECT:
DESCRIPTION:
CREATED BY: ASALCEDO

TRAVERSE OF: Lot PA-1

BEARING	DISTANCE		NORTHING	EASTING
	STARTING	AT	2225936.84581	6536887.10517
S 89 36 38 W	373.46'	TO	2225934.30739	6536513.65380
N 00 23 07 W	476.45'	TO	2226410.74662	6536510.45000
N 75 47 11 W	285.52'	TO	2226480.85254	6536233.67061
N 42 37 46 W	286.34'	TO	2226691.52695	6536039.74565
N 21 29 37 W	504.38'	TO	2227160.83157	6535854.94209
N 43 09 04 W	628.33'	TO	2227619.23127	6535425.21159
N 84 10 52 W	315.07'	TO	2227651.17442	6535111.76504
N 05 49 08 E (R)	350.00'	TO	2227999.37099	6535147.24954
DELTA = 40 13 14	RADIUS =		350.00'	LENGTH = 245.69'
CHORD = N 64 04 15 W			240.68'	TANGENT = 128.15'
S 46 02 22 W (R)	350.00'	TO	2227756.41407	6534895.31302
N 43 57 38 W	253.93'	TO	2227939.19742	6534719.04421
N 54 10 40 W	470.03'	TO	2228214.29291	6534337.92655
N 59 01 49 W	411.71'	TO	2228426.15272	6533984.91020
N 25 09 36 W	25.82'	TO	2228449.52302	6533973.93289
S 64 23 00 W (R)	500.00'	TO	2228233.34899	6533523.07949
DELTA = 05 49 35	RADIUS =		500.00'	LENGTH = 50.84'

```
   CHORD =  N 28 31 48 W              50.82'  TANGENT =     25.44'

  N 58 33 25 E (R)     500.00'  TO     2228494.17181      6533949.66030

  N 31 26 35 W          81.51'  TO     2228563.71280      6533907.14054

  N 58 33 25 E (R)     150.00'  TO     2228641.96043      6534035.11439

   DELTA =      19 10 00  RADIUS =    150.00'   LENGTH =     50.18'
   CHORD =  N 21 51 35 W              49.94'  TANGENT =     25.33'

  S 77 43 25 W (R)     150.00'  TO     2228610.06202      6533888.54610

  S 77 43 25 W (R)     150.00'  TO     2228578.16786      6533741.97611

   DELTA =      23 09 23  RADIUS =    150.00'   LENGTH =     60.62'
   CHORD =  N 23 51 16 W              60.21'  TANGENT =     30.73'

  N 54 34 02 E (R)     150.00'  TO     2228665.12863      6533864.19631

  N 35 25 58 W         258.87'  TO     2228876.05494      6533714.11710

  N 54 34 02 E (R)     150.00'  TO     2228963.01705      6533836.33654

   DELTA =      14 45 09  RADIUS =    150.00'   LENGTH =     38.62'
   CHORD =  N 28 03 23 W              38.52'  TANGENT =     19.42'

  S 69 19 11 W (R)     150.00'  TO     2228910.04827      6533695.99959

  N 20 40 49 W          20.07'  TO     2228928.82507      6533688.91181

  S 69 19 11 W (R)     150.00'  TO     2228875.85215      6533548.57696

   DELTA =      14 45 09  RADIUS =    150.00'   LENGTH =     38.62'
   CHORD =  N 28 03 23 W              38.52'  TANGENT =     19.42'

  N 54 34 02 E (R)     150.00'  TO     2228962.81840      6533670.79430

  N 35 25 58 W           7.23'  TO     2228968.70938      6533666.60273

  S 54 34 02 W (R)     500.00'  TO     2228678.83568      6533259.20459

   DELTA =      09 51 08  RADIUS =    500.00'   LENGTH =     85.98'
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   CHORD =  N 40 21 32 W              85.87'  TANGENT =     43.09'

  N 44 42 54 E (R)     500.00'  TO     2229034.14259      6533610.99561

  N 45 17 06 W          60.04'  TO     2229076.38558      6533568.33027

  S 44 42 54 W (R)     140.00'  TO     2228976.89943      6533469.82896

   DELTA =      53 44 17  RADIUS =    140.00'   LENGTH =    131.31'
   CHORD =  N 72 09 14 W              126.55'  TANGENT =     70.93'

  N 09 01 23 W (R)     140.00'  TO     2229115.16827      6533447.86946

  S 80 58 37 W          70.85'  TO     2229104.05674      6533377.89621

  N 46 19 26 W         263.40'  TO     2229285.95575      6533187.39081

  N 71 24 29 W          89.13'  TO     2229314.37271      6533102.91221

  S 86 32 07 W         171.44'  TO     2229304.01192      6532931.78557

  S 45 41 36 W          93.74'  TO     2229238.53466      6532864.70415

  N 77 00 27 W         221.42'  TO     2229288.31508      6532648.95261

  N 85 39 03 W         541.90'  TO     2229329.40975      6532108.61306

  N 80 18 29 W         354.06'  TO     2229389.01603      6531759.60650

  N 09 41 31 E (R)     505.88'  TO     2229887.67568      6531844.77180

   DELTA =      50 20 57  RADIUS =    505.88'   LENGTH =    444.55'
   CHORD =  N 55 08 00 W              430.38'  TANGENT =    237.78'

  S 60 02 28 W (R)     505.88'  TO     2229635.05077      6531406.48634

  N 60 02 28 E (R)     130.00'  TO     2229699.96998      6531519.11625

   DELTA =      52 42 39  RADIUS =    130.00'   LENGTH =    119.60'
   CHORD =  N 03 36 13 W              115.42'  TANGENT =     64.41'

  N 67 14 53 W (R)     130.00'  TO     2229750.24256      6531399.23180
```

S 67 14 53 E (R)	187.68'	TO	2229677.65877		6531572.30801
DELTA = 32 14 30	RADIUS =	187.68'	LENGTH =	105.61'	
CHORD = N 38 52 22 E		104.22'	TANGENT =	54.24'	
N 35 00 23 W (R)	187.68'	TO	2229831.38215		6531464.63956
N 54 59 37 E	324.27'	TO	2230017.40540		6531730.24526
N 35 00 23 W (R)	380.00'	TO	2230328.65887		6531512.25150
DELTA = 45 51 09	RADIUS =	380.00'	LENGTH =	304.11'	
CHORD = N 32 04 02 E		296.05'	TANGENT =	160.72'	
S 80 51 32 E (R)	380.00'	TO	2230268.28580		6531887.42231
N 09 08 28 E	175.18'	TO	2230441.24103		6531915.25255
N 04 03 01 E	306.16'	TO	2230746.63638		6531936.87718
N 09 45 47 E	205.92'	TO	2230949.57413		6531971.79588
S 80 14 14 E (R)	400.00'	TO	2230881.74641		6532366.00318
DELTA = 31 22 31	RADIUS =	400.00'	LENGTH =	219.04'	
CHORD = N 25 27 02 E		216.31'	TANGENT =	112.34'	
N 48 51 43 W (R)	400.00'	TO	2231144.89264		6532064.75121
N 41 08 18 E	204.17'	TO	2231298.65785		6532199.07042
N 48 51 43 W (R)	500.00'	TO	2231627.59566		6531822.50712
DELTA = 19 35 18	RADIUS =	500.00'	LENGTH =	170.94'	
CHORD = N 31 20 38 E		170.11'	TANGENT =	86.31'	
S 68 27 01 E (R)	500.00'	TO	2231443.94210		6532287.55713
N 89 47 04 E	1217.17'	TO	2231448.52127		6533504.71852
S 44 50 45 E	1236.46'	TO	2230571.86267		6534376.67209
S 38 56 31 E	1851.40'	TO	2229131.87480		6535540.33738

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  S 38 55 57 E        2126.87'  TO     2227477.41066      6536876.87184

  S 00 22 48 E        1540.62'  TO     2225936.82454      6536887.08955

ERROR OF CLOSURE      NORTH = 0.02127289          EAST = 0.01562360
         BEARING      N 36 17 42 E            DISTANCE = 0.0264
         AREA = 10,404,146.69 SF     238.846 ACRES
         PERIMETER = 17,518.64'         PRECISION =  1 : 663741
```

PLANNING AREA 'PA 3' - SPECIFIC PLAN (SP343 A2)
LEGAL DESCRIPTION

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, THAT PORTION OF LOTS 1 AND 6, OF TRACT MAP NO. 34484, AS SHOW BY MAP ON FILE IN BOOK 412, AT PAGES 64 THROUGH 68, INCLUSIVE OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, LOCATED IN SECTIONS 34 AND 35, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF VARNER ROAD AND FIREBIRDS WAY, ALSO BEING THE SOUTHERLY LINE OF LOT "A" OF SAID TRACT MAP NO. 34484. THENCE ALONG THE CENTERLINE OF VARNER ROAD, NORTH 54°37'20" WEST. A DISTANCE OF 39.29 FEET.

THENCE LEAVING SAID CENTERLINE OF VARNER ROAD, NORTH 35°22'40" EAST. A DISTANCE OF 699.23 FEET

THENCE NORTH 54°37'20" WEST, A DISTANCE OF 58.64 FEET, BEING THE SOUTHEASTERLY CORNER OF LOT 6 AS SHOWN ON SAID PARCEL MAP NO. 34484, ALSO BEING THE **TRUE POINT OF BEGINNING.**

THENCE, NORTH 62°00'37" WEST, A DISTANCE OF 249.51 FEET;

THENCE NORTH 42°15'04" WEST, A DISTANCE OF 278.06 FEET;

THENCE SOUTH 46°28'33" WEST, A DISTANCE OF 191.16 FEET;

THENCE NORTH 47°06'52" WEST, A DISTANCE OF 300.48 FEET;

THENCE NORTH 04°37'20" WEST, A DISTANCE OF 142.10 FEET;

THENCE NORTH 54°37'20" WEST, A DISTANCE OF 188.31 FEET;

THENCE NORTH 35°20'31" EAST, A DISTANCE OF 206.62 FEET;

THENCE NORTH 58°55'19" EAST, A DISTANCE OF 366.32 FEET;

THENCE NORTH 40°20'44" EAST, A DISTANCE OF 231.38 FEET TO A POINT HEREINAFTER REFERED TO AS **POINT "B"**;

THENCE NORTH 80°58'37" EAST, A DISTANCE OF 70.85 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 140.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°44'17", AN ARC DISTANCE OF 131.31 FEET;

PLANNING AREA 'PA 3' - SPECIFIC PLAN (SP343 A2)
LEGAL DESCRIPTION

THENCE SOUTH 45°17'06" EAST, A DISTANCE OF 60.04 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 500.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°51'08", AN ARC DISTANCE OF 85.98 FEET;

THENCE SOUTH 35°25'58" EAST, A DISTANCE OF 7.23 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°45'09", AN ARC DISTANCE OF 38.62 FEET;

THENCE SOUTH 20°40'49" EAST, A DISTANCE OF 20.07 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 150.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°45'09", AN ARC DISTANCE OF 38.62 FEET;

THENCE SOUTH 35°25'58" EAST, A DISTANCE OF 258.87 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°09'23", AN ARC DISTANCE OF 60.62 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 77°43'25" WEST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°10'00", AN ARC DISTANCE OF 50.18 FEET;

THENCE SOUTH 31°26'35" EAST, A DISTANCE OF 81.51 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 500.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°49'35", AN ARC DISTANCE OF 50.84 FEET;

THENCE SOUTH 25°09'36" EAST, A DISTANCE OF 25.82 FEET TO A POINT HEREINAFTER REFERED TO AS **POINT "A"**;

THENCE SOUTH 41°31'33" WEST, A DISTANCE OF 235.14 FEET;

PLANNING AREA 'PA 3' - SPECIFIC PLAN (SP343 A2)
LEGAL DESCRIPTION

THENCE SOUTH 17°31'53" WEST, A DISTANCE OF 342.36 FEET, TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 787,210 SQUARE FEET OR 18.072 ACRES MORE OR LESS.

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

AS DEPICTED ON **CHANGE OF OFFICIAL ZONING PLAN** ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY OR UNDER THE DIRECTION OF:

LUKE R. BEVERLY P.L.S. 8223

DATED: 10/2/2025



MSA CONSULTING, INC.
CLOSURE REPORT
DATE: 06/23/2025 AT 4:42 PM
PROJECT:
DESCRIPTION:
CREATED BY: ASALCEDO

TRAVERSE OF: Lot PA-3

BEARING	DISTANCE		NORTHING	EASTING
	STARTING	AT	2227923.65242266	6533725.90306938
N 62°00'37" W	249.51'	TO	2228040.75075199	6533505.57780672
N 42°15'04" W	278.06'	TO	2228246.57217888	6533318.61550081
S 46°28'33" W	191.16'	TO	2228114.92784371	6533180.00844970
N 47°06'52" W	300.48'	TO	2228319.41535236	6532959.84240054
N 04°37'20" W	142.10'	TO	2228461.05320029	6532948.39119816
N 54°37'20" W	188.31'	TO	2228570.07809580	6532794.85218599
N 35°20'31" E	206.62'	TO	2228738.62099273	6532914.37254533
N 58°55'19" E	366.32'	TO	2228927.71733225	6533228.11275120
N 40°20'44" E	231.38'	TO	2229104.06448537	6533377.90723035
N 80°58'37" E	70.85'	TO	2229115.17602503	6533447.88048372
S 09°01'23" E (R)	140.00'	TO	2228976.90848133	6533469.83694882
DELTA = 53°44'17"	RADIUS = 140.00'		LENGTH = 131.31'	
CHORD = S 72°09'14" E			126.55' TANGENT = 70.93'	
N 44°42'54" E (R)	140.00'	TO	2229076.39332590	6533568.34128543
S 45°17'06" E	60.04'	TO	2229034.15033674	6533611.00662811
S 44°42'54" W (R)	500.00'	TO	2228678.84268613	6533259.21624533
DELTA = 09°51'08"	RADIUS = 500.00'		LENGTH = 85.98'	
CHORD = S 40°21'32" E			85.87' TANGENT = 43.09'	
N 54°34'02" E (R)	500.00'	TO	2228968.71712597	6533666.61374842

S 35°25'58" E	7.23'	TO	2228962.82614896	6533670.80532209	
S 54°34'02" W (R)	150.00'	TO	2228875.86403957	6533548.58588203	
DELTA = 14°45'09"	RADIUS =	150.00'	LENGTH =	38.62'	
CHORD = S 28°03'23" E		38.52'	TANGENT =	19.42'	
N 69°19'11" E (R)	150.00'	TO	2228928.83282196	6533688.92283074	
S 20°40'49" E	20.07'	TO	2228910.05601941	6533696.01060796	
N 69°19'11" E (R)	150.00'	TO	2228963.02894338	6533836.34545512	
DELTA = 14°45'09"	RADIUS =	150.00'	LENGTH =	38.62'	
CHORD = S 28°03'23" E		38.52'	TANGENT =	19.42'	
S 54°34'02" W (R)	150.00'	TO	2228876.06269241	6533714.12811660	
S 35°25'58" E	258.87'	TO	2228665.13638274	6533864.20732499	
S 54°34'02" W (R)	150.00'	TO	2228578.17427335	6533741.98788493	
DELTA = 23°09'23"	RADIUS =	150.00'	LENGTH =	60.62'	
CHORD = S 23°51'16" E		60.21'	TANGENT =	30.73'	
N 77°43'25" E (R)	150.00'	TO	2228610.06977430	6533888.55712448	
N 77°43'25" E (R)	150.00'	TO	2228641.96393469	6534035.12711641	
DELTA = 19°10'00"	RADIUS =	150.00'	LENGTH =	50.18'	
CHORD = S 21°51'35" E		49.94'	TANGENT =	25.33'	
S 58°33'25" W (R)	150.00'	TO	2228563.72054882	6533907.15155637	
S 31°26'35" E	81.51'	TO	2228494.17955565	6533949.67132082	
S 58°33'25" W (R)	500.00'	TO	2228233.35410816	6533523.09180192	
DELTA = 05°49'35"	RADIUS =	500.00'	LENGTH =	50.84'	
CHORD = S 28°31'48" E		50.82'	TANGENT =	25.44'	
N 64°23'00" E (R)	500.00'	TO	2228449.53077296	6533973.94391039	
S 25°09'36" E	25.82'	TO	2228426.16046917	6533984.92121882	

S 41°31'33" W	235.14'	TO	2228250.12128930	6533829.03335287
S 17°31'53" W	342.36'	TO	2227923.66320291	6533725.90485327

ERROR OF CLOSURE NORTH = 0.01078025 EAST = 0.00178389
BEARING S 09°23'46" W DISTANCE = 0.0109
AREA = 787,209.75 SF 18.072 ACRES
PERIMETER = 3,712.01' PRECISION = 1 : 339715

PLANNING AREA 'PA 4' - SPECIFIC PLAN (SP343 A2)
LEGAL DESCRIPTION

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, THOSE PORTIONS OF PARCEL 3, LOT A, AND LOT B OF PARCEL MAP NO. 38040, AS SHOWN BY MAP ON FILE IN BOOK 253, AT PAGES 51 THROUGH 53, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, LOCATED IN SECTIONS 34 AND 35, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF VARNER ROAD AND THE SOUTHERLY LINE OF SAID LOT "A";

THENCE ALONG THE CENTERLINE OF VARNER ROAD, NORTH 54°37'20" WEST, A DISTANCE OF 1580.83 FEET;

THENCE LEAVING SAID CENTERLINE OF VARNER ROAD, NORTH 35°11'18" EAST, A DISTANCE OF 494.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1221.03 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 41°31'06" EAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°08'41", AN ARC DISTANCE OF 471.92 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1518.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 63°39'45" EAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°28'23", AN ARC DISTANCE OF 754.37 FEET;

THENCE NORTH 54°48'38" WEST, A DISTANCE OF 520.05 FEET;

THENCE NORTH 54°44'30" WEST, A DISTANCE OF 942.86 FEET;

THENCE SOUTH 35°22'40" WEST, A DISTANCE OF 111.77 FEET;

THENCE NORTH 54°37'20" WEST, A DISTANCE OF 58.64 FEET;

THENCE NORTH 17°31'53" EAST, A DISTANCE OF 342.36 FEET;

THENCE NORTH 41°31'33" EAST, A DISTANCE OF 235.14 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "A"**;

THENCE SOUTH 59°01'49" EAST, A DISTANCE OF 411.71 FEET ;

THENCE SOUTH 54°10'40" EAST, A DISTANCE OF 470.03 FEET;

PLANNING AREA 'PA 4' - SPECIFIC PLAN (SP343 A2)
LEGAL DESCRIPTION

THENCE SOUTH 43°57'38" EAST, A DISTANCE OF 253.93 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 350.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°13'14", AN ARC DISTANCE OF 245.69 FEET;

THENCE SOUTH 84°10'52" EAST, A DISTANCE OF 315.07 FEET;

THENCE SOUTH 43°09'04" EAST, A DISTANCE OF 628.33 FEET;

THENCE SOUTH 21°29'37" EAST, A DISTANCE OF 504.38 FEET;

THENCE SOUTH 42°37'46" EAST, A DISTANCE OF 286.34 FEET;

THENCE SOUTH 75°47'11" EAST, A DISTANCE OF 285.52 FEET;

THENCE SOUTH 00°23'07" EAST, A DISTANCE OF 476.45 FEET;

THENCE NORTH 89°36'38" EAST, A DISTANCE OF 373.46 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF SAID PARCEL 3, SAID POINT LYING DISTANT 1540.62 FEET FROM THE NORTHEASTERLY CORNER OF LOT 1 OF TRACT MAP NO. 34484, AS SHOWN BY MAP ON FILE IN BOOK 412, AT PAGES 64 THROUGH 68, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE SOUTH 00°22'48" EAST, ALONG SAID EASTERLY LINE OF PARCEL 3, A DISTANCE OF 1057.11 FEET; TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 3;

THENCE SOUTH 88°38'09" WEST, A DISTANCE OF 86.37 FEET, TO THE **TRUE POINT OF BEGINNING**;

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

CONTAINING 2,705,307 SQUARE FEET OR 62.105 ACRES MORE OR LESS.

AS DEPICTED ON **CHANGE OF OFFICIAL ZONING PLAN** ATTACHED HERETO AND MADE A PART HEREOF.

PLANNING AREA 'PA 4' - SPECIFIC PLAN (SP343 A2)
LEGAL DESCRIPTION

PREPARED BY OR UNDER THE DIRECTION OF:

LUKE R. BEVERLY P.L.S. 8223

DATED: 10/2/2025



MSA CONSULTING, INC.
CLOSURE REPORT
DATE: 09/04/2025 AT 2:32 PM
PROJECT:
DESCRIPTION:
CREATED BY: ASALCEDO

TRAVERSE OF: Lot PA-4

BEARING	DISTANCE		NORTHING	EASTING
	STARTING	AT	2224877.70416	6536807.76902
N 54 37 20 W	1580.83'	TO	2225792.94937	6535518.83547
N 35 11 18 E	494.66'	TO	2226197.21632	6535803.89117
N 41 31 06 E (R)	1221.04'	TO	2227111.46228	6536613.26933
DELTA = 22 08 40	RADIUS = 1221.04'		LENGTH = 471.93'	
CHORD = N 37 24 34 W	468.99'		TANGENT = 238.94'	
S 63 39 46 W (R)	1221.04'	TO	2226569.74188	6535518.97656
S 63 39 45 W (R)	1518.01'	TO	2225896.26483	6534158.54169
DELTA = 28 28 23	RADIUS = 1518.01'		LENGTH = 754.37'	
CHORD = N 40 34 27 W	746.64'		TANGENT = 385.14'	
N 35 11 22 E (R)	1518.01'	TO	2227136.86323	6535033.33815
N 54 48 38 W	520.05'	TO	2227436.55856	6534608.32673
N 54 44 30 W	942.86'	TO	2227980.83765	6533838.42723
S 35 22 40 W	111.77'	TO	2227889.70571	6533773.71631
N 54 37 20 W	58.64'	TO	2227923.65622	6533725.90405
N 17 31 53 E	342.36'	TO	2228250.11431	6533829.03255
N 41 31 33 E	235.14'	TO	2228426.15349	6533984.92041
S 59 01 49 E	411.71'	TO	2228214.29368	6534337.93677

S 54 10 40 E	470.03'	TO	2227939.19819	6534719.05443
S 43 57 38 E	253.93'	TO	2227756.41484	6534895.32323
N 46 02 22 E (R)	350.00'	TO	2227999.37189	6535147.25948

DELTA = 40 13 14 RADIUS = 350.00' LENGTH = 245.69'
CHORD = S 64 04 15 E 240.68' TANGENT = 128.15'

S 05 49 08 W (R)	350.00'	TO	2227651.17519	6535111.77525
S 84 10 52 E	315.07'	TO	2227619.23204	6535425.22181
S 43 09 04 E	628.33'	TO	2227160.83234	6535854.95231
S 21 29 37 E	504.38'	TO	2226691.52772	6536039.75586
S 42 37 46 E	286.34'	TO	2226480.85331	6536233.68082
S 75 47 11 E	285.52'	TO	2226410.74739	6536510.46021
S 00 23 07 E	476.45'	TO	2225934.30816	6536513.66401
N 89 36 38 E	373.46'	TO	2225936.84658	6536887.11538
S 00 22 48 E	1057.11'	TO	2224879.75983	6536894.12635
S 88 38 09 W	86.37'	TO	2224877.70363	6536807.78083

ERROR OF CLOSURE NORTH = 0.00053768 EAST = 0.01181296
BEARING N 87 23 38 W DISTANCE = 0.0118
AREA = 2,705,307.33 SF 62.105 ACRES
PERIMETER = 10,907.00' PRECISION = 1 : 922353

STATE OF CALIFORNIA)
) ss
COUNTY OF RIVERSIDE)

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on November 4, 2025, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Medina, Spiegel, Washington, Perez, and Gutierrez

NAYS: None

ABSENT: None

ABSTAIN: None

DATE: November 4, 2025

KIMBERLY A. RECTOR
Clerk of the Board

BY: _____
Deputy

SEAL

11/04/2025 Item 3.19

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

ITEM: 23.2
(ID # 27093)
MEETING DATE:
Tuesday, February 25, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON SPECIFIC PLAN NO. 343 AMENDMENT NO. 3, GENERAL PLAN AMENDMENT NO. 230005, CHANGE OF ZONE NO. 2300013, CONSIDER ADDENDUM TO EIR NO. 470– Applicant: H.N. & Frances C. Berger Foundation – Douglas Vance – Rep: MSA Consulting, Inc. – Christopher Brizuela – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD:BP), Mixed Use Area (CD:MUA), Commercial Tourist (CD:CT), Commercial Office (CD:CO), Commercial Retail (CD: CR), Very High Density Residential (CD:VHDR), Medium High Density Residential (CD:MHDR), Open Space: Recreation (OS:R) – Zoning: SP Zone (North Star Ranch, Specific Plan No. 343) – Location: North east of I-10 and Varner Rd, east of Cook St, west of Washington St, north of 38th Ave, south of Chase School Rd – 450 Acres (Entire Specific Plan) – REQUEST: The Specific Plan Amendment (SPA00343A03) would combine Planning Areas (PA) 4, 6B, 8 into one Planning Area (PA-4); allow for multi-family residential and hospitality uses in PA-5; remove office uses and replace with hospitality and multi-family residential uses in PA-9; and expand allowable uses to include retail, hotels, convenience stores, markets in PA-10. It will also allow for minor boundary adjustments between PA-1 and PA-4; and a boundary adjustment between PA-1 and PA-3. The General Plan Amendment (GPA230005) is a proposal to modify the land use designations of the General Plan to match those as proposed by the SPA. The Change of Zone (CZ2300013) is a proposal to redefine the PA Boundaries within the Specific Plan as part of the Specific Plan Amendment as per the Change of Zone Exhibit. The change of zone request will also modify the Specific Plan Zoning Standards and ordinance text where applicable. APNs: 695-100-001, -003 through -008, 0-11, -013, -017, 0-18, -020 through 025. District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors take the following actions:

Continued on page 2

ACTION:Policy

John Hildebrand, Planning Director 2/14/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes:	Medina, Spiegel, Washington, Perez and Gutierrez
Nays:	None
Absent:	None
Date:	February 25, 2025
xc:	TLMA-Planning

Kimberly A. Rector
Clerk of the Board
By: _____ Deputy

RECOMMENDED MOTION: That the Board of Supervisors take the following actions:

1. **CONSIDER ADDENDUM No. 2** 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;
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 230005**, which makes changes the General Plan land use designations of the project site to match the Specific Plan map boundaries in accordance with Attachment 4, 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;
3. **TENTATIVELY APPROVE AMENDMENT NO. 3 TO SPECIFIC PLAN NO. 343** to combine Planning Areas 4, 6B, 8 into one Planning Area (PA-4) and replace the industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; allow for multi-family residential and hospitality uses in Planning Area 5; remove office uses and replace with hospitality and multi-family residential uses in Planning Area 9; and expand allowable uses to include retail, hotels, convenience stores and markets in Planning Area 10. It will also allow for minor boundary adjustments between PA-1 and PA-4; and a boundary adjustment between PA-1 and PA-3 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 General Plan Cycle resolution and specific plan resolution by the Board of Supervisors; and,
4. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 2300013** to redefine the zoning classifications to align with the Specific Planning Area Boundaries as part of the Specific Plan Amendment as per the Change of Zone exhibit (Attachment 5). The change of zone request will also modify the Specific Plan Zoning Standards and ordinance text where applicable, based upon the findings and conclusions provided in this staff report, and pending final adoption of the specific plan resolution and final adoption of the General Plan Cycle resolution and zoning ordinance by the Board of Supervisors.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$ 0	$ 0	$ 0	$ 0
NET COUNTY COST	$ 0	$ 0	$ 0	$ 0
SOURCE OF FUNDS: Applicant Fees 100%			**Budget Adjustment:** N/A	
			For Fiscal Year: 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Project Timeline

Application Submittal: July 3, 2023

Planning Commission Hearing: January 5, 2025, the Planning Commission (Commission) voted 5-0 in favor to approve the Planning staff's recommended motion to the Board of Supervisors for consideration of SP00343A03, GPA230005 and CZ2300013, described in detail below. Ordinance No. 348 Section 1.4.C. requires three affirmative votes to carry a motion.

The Project site is located northeast of Interstate-10 and Varner Road, east of Cook Street, west of Washington Street

Project Summary

The proposed Project consists of the following:

GENERAL PLAN AMENDMENT NO. 230005 (GPA230005) - The General Plan Amendment (GPA230005) is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment. The land use changes proposed are in line with the land use designations found in the Riverside County General Plan. The proposed land use changes are: Open Space Recreation (Planning Area (PA) 1 and 2); Commercial Tourist (PA 3 and PA 10); Mixed Use Area (PA 4, 5, 7 and 8); Commercial Retail (PA 9); and Very High Density Residential (PA 6).

SPECIFIC PLAN NO. 343 AMENDMENT NO. 3 (SP00343A03) is a proposal to amend the existing Specific Plan with a variety of updates to the land use plan to facilitate the development of uses and repurposing portions of the project with entertainment, hospitality and food/beverage uses that better complement the existing Arena/Iceplex. The amendment will combine Planning Areas 4, 6B, 8 into one Planning Area (PA-4) and replace the industrial and office uses with a variety of mixed-use, commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; allow for multi-family residential and hospitality uses in Planning Area 5; remove office uses and replace with hospitality and multi-family residential uses in Planning Area 9; and expand allowable uses to include retail, hotels, convenience stores, markets in Planning Area 10 (formerly PA-11). It will also allow for minor boundary adjustments between PA-1 (Open Space Recreational) and PA-4 (Mixed Use); and a boundary adjustment between PA-1 (Open Space Recreational) and PA-3 (Commercial Tourist).

CHANGE OF ZONE NO. 2300013 is a proposal to redefine the zoning classification areas to be consistent with the proposed Planning Area land use designations. The change of zone request will also modify the Specific Plan Zoning Standards and ordinance text where applicable. – APNs: 695-100-001, -003 – 008; -011 – 013, -017, -020 – 025.

The description as included above constitutes the "Project" as further referenced in this staff report.

The Specific Plan Area incorporates portions of Sections 27, 34 and 35 of Township 4 South, Range 6 East, San Bernardino Base and Meridian. The assessor's parcel numbers comprising the site include 695-070-018, 695-100-17, 695-100-001, 695-100-003 695-100, -004, 695-100-005, 695-100-006, 695-100-007, 695-100-011, 695-100-008, 695-100-013, 695-100-020, 695-100-021, 695-100-022, 695- 100-023, 695-100-024, & 695-100-025.

The Classic Club Specific Plan was originally approved in 1981 and has undergone various name changes and refinements since then including a case numbering change from SP151 to SP343 (SP00343). Within the Specific Plan boundary, the Classic Club Golf Course and Clubhouse were constructed in approximately 2005 and, more recently, the Acrisure Arena and Berger Foundation Iceplex Event Center opened in December 2022.

The Acrisure Arena (Arena) is the home of the Coachella Valley Firebirds American Hockey League (AHL) team and hosts AHL hockey games, concerts, and other entertainment and business events. The Berger Foundation Iceplex (Iceplex), located immediately north of the arena, is the training center for the Firebirds and also hosts public skating, public hockey games and private events. As a landmark entertainment venue, the newly constructed Arena/Iceplex has created a unique opportunity to develop a signature regional entertainment and hospitality district in this central location in the Coachella Valley. Amendment 3 to the Specific Plan is proposed to reconfigure the uses allowed by the Specific Plan around the Arena and Iceplex to establish a master planned regional entertainment and hospitality district.

This Specific Plan Amendment No. 3 (SPA) will maintain all approved master planned infrastructure and circulation systems while refining the land use plan by removing industrial and office uses and replacing these uses with retail commercial, hospitality, entertainment, and multi-family residential uses surrounding the Arena/Iceplex. This Amendment also reformats and reorganizes the Specific Plan design guidelines to streamline implementation of the specific plan as for future individual development projects. The Classic Club Specific Plan Amendment No. 3 will update the land use plan to facilitate the development of uses that better complement the Arena/Iceplex. Specific changes are discussed in detail in the Proposed Specific Plan Amendment Section below.

Specific Plan History

Specific Plan No. 343 (NorthStar)

SP343 (Northstar) was originally approved by the Board of Supervisors in 2006 (See Figure 4). The Specific Plan included primarily non-residential and resort type uses oriented around a golf course. The land use designations and planned uses included 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 have been in operation since 2007.

Specific Plan No 343 Addendum No. 1

SP343 Addendum No. 1 was submitted but was abandoned by the applicant on 4/13/20. Initial plans were to increase the number of square feet (206,800) of retail, office, and business park space and a 350-unit hotel *to* 229,100 sq. ft. of floor space of the same and a 425-unit hotel . Changes to the housing densities were also proposed for Area Plans 4 and 5.

Specific Plan No. 343 Addendum No. 2

SP343A02 (Northstar) incorporated 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 to accommodate Planning Area 11. This new Planning Area 11 was for the purposes of accommodating a sports arena use (Acrisure Arena). Planning Area 8 was reduced 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.

SP343A02 included two implementing projects, an underlying Tentative Parcel Map (TPM38040) to subdivide a 101.58 gross acre area (NorthStar Specific Plan (SP 343)) into four (4) parcels. The planning and design of the 295,000 sq. ft. sports, events and hockey training facility building with 3,000 parking spaces was captured under Plot Plan (PPT200021).

SP343A02 along with TPM38040 and PPT200021 was coupled with two legislative actions, a General Plan Amendment (GPA230005) and a Change of Zone (CZ2300013), which were approved by the Board of Supervisors on May 25, 2021. On June 29, 2021, the Riverside County Board of Supervisors adopted Resolution No. 2021-108 adopting General Plan Amendment No. 230005, adopted Resolution No. 2021-142 adopting Amendment No. 2 to Specific Plan No. 343, and adopted Ordinance No. 348.5959 adopting Change of Zone No. 2300013, memorializing SP343A02 and the associated entitlement projects (TPM38040 and PPT200021).

Proposed Specific Plan Amendment

Specific Plan Amendment No. 3 (Classic Club)

SP343A03 proposes to rename the 450-acre Specific Plan from "North Star Ranch" to "Classic Club," with developed uses consisting of an 18-Hole Golf Course and Clubhouse, Acrisure Hockey Arena and Events Center.

This Amendment also reformats and reorganizes the Specific Plan design guidelines to streamline implementation of the Specific Plan as for future individual development projects and will update the adopted Land Use Plan to facilitate the development of uses that better complement the Arena/Iceplex. A total of 1,158,000 sq. ft. of commercial space is the max floor area that are possible at build-out of the Specific Plan area. For a detailed summary of the square footage per planning area, please see Project Description (Attachment 3).

In particular, this Specific Plan Amendment will update individual Planning Areas as follows:

1. Combine Planning Areas 4, 6B, and 8 into one Planning Area (PA-4), totaling 59.7 acres, and replace industrial and office Land Use Designations with a Mixed Use Designation that will allow a variety of commercial, resort, retail, recreational, and entertainment uses north and east of the Arena;

2. Allow a minor boundary adjustment between PA-1 (Golf Course) and PA-4 (Mixed Use);

3. Allow a minor boundary adjustment between PA-1 (Golf Course) and PA-3 (Golf View Hotel);

4. Change the Land Use Designation to Mixed Use to allow for multi-family residential and hospitality uses in Planning Area 5;

5. Remove Office Use Land Use Designation and replace it with a Commercial Retail Designation to allow hospitality uses and multi-family residential uses in Planning Area 9;

6. Change the Land Use Designations for Planning Areas 7 & 10 to Mixed Use and Commercial Tourist, and expand the allowable uses to include retail, hotels, convenience stores, markets, etc. No other changes are proposed to Planning Areas 1, 2, 6, 7 and 11.

California Environmental Quality Act (CEQA)

Addendum No. 2 is an addendum to the certified Final EIR No. 470 for Specific Plan No. 343 Amendment No. 3. Addendum No. 2 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 No. 2 provided 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 Initial Study/Addendum prepared for this Project analyzed if any of the conditions described in State CEQA Guidelines section 15162 calling for preparation of a subsequent EIR have occurred. The analysis under Addendum No. 2 to EIR No. 470 concluded that no new significant

impacts would occur as a result of the proposed Project that were not previously addressed in EIR No. 470. 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.

The CEQA documents are located at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Public Opposition and Response/Mitigation

CEQA does not require the Addendum to be circulated for public comments. Notwithstanding, the County circulated the Addendum to the surrounding cities of Palm Desert, Indio, La Quinta, and Rancho Mirage. A letter from the City of Palm Desert was received, which raised concerns regarding traffic flow patterns and level of service concerns to project vicinity intersections.

Level of Service

The City of Palm Desert letter noted that the EIR Addendum did not elaborate on all intersections and recommended off-site improvements to maintain an LOS consistent with the County General Plan LOS Standard of LOS D listed in the Draft TIA.

County Response

On July 1, 2020 jurisdictions were no longer required to use LOS to determine significance of transportation impacts under CEQA. For this reason, Vehicle Miles Traveled (VMT), which is required to be analyzed under CEQA was provided to the City of Palm Desert (See Attachment 5). The VMT screening memo concluded that the proposed Project (SP00343A03), in comparing impacts from the original Environmental Impact Report (EIR) No. 470 to EIR No. 470 Addendum No. 2 the Project's estimated annual VMT generation was at approximately the same rate as previously approved. As such, no new mitigation was introduced to necessitate the need for a subsequent or supplemental EIR.

However, although no longer a CEQA concern, the Riverside County Department of Transportation reviewed and acknowledge impacts to certain road intersections within the vicinity of the project and entered conditions of approval to alleviate those concerns. The Condition of Approvals are available under Attachment G. Advisory Notifications under the Transportation section. Advisory Notifications set as conditions of approval will become binding upon implementing project submittal(s).

Impact on Citizens and Businesses

The impacts of this project have been evaluated in the review of the project by various responsible departments (e.g., Fire, Transportation, Planning, etc.) and through the review of the environmental document (MND).

SUPPLEMENTAL:

Additional Fiscal Information
All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS:

- Attachment A – PC Report of Actions
- Attachment B – Planning Commission Staff Report
- Attachment C – Addendum No. 2 to EIR No. 470
- Attachment D – Project Description
- Attachment E – Specific Plan No. 00343A03
- Attachment F – Ordinance No 348.4959
- Attachment G – Conditions of Approval and Advisory Notification Document
- Attachment H – GIS Maps
- Attachment I – Final Change of Zone Exhibit
- Attachment J – Fiscal Impact Analysis
- Attachment K – Traffic Impact Analysis
- Attachment L – City of Palm Desert Letter and Reponses

Jason Farin, Principal Policy Analyst 2/19/2025

Aaron Gettis

Aaron Gettis, Chief of Deputy County Counsel 2/18/2025

RIVERSIDE COUNTY
PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – FEBRUARY 5, 2025
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District	2nd District	3rd District	4th District	5th District
Mussa Khiar Vice- Chair	Marissa Gruytch	Shellie Clack	Bill Sanchez	Romelio Ruiz Chair

CALL TO ORDER: 9:00 a.m.
OATH OF OFFICE

ROLL CALL: Members Present: Sanchez, Gruytch, Clack, Khiar, Ruiz

1.0 CONSENT CALENDAR:
NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

2.1 **SPECIFIC PLAN NO. 343 AMENDMENT NO. 3, GENERAL PLAN AMENDMENT NO. 230005, CHANGE OF ZONE NO. 2300013** – Applicant: H.N. & Frances C. Berger Foundation– Douglas Vance – Representative: MSA Consulting, Inc. – Christopher Brizuela – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD:BP), Mixed Use Area (CD:MUA), Commercial Tourist (CD:CT), Commercial Office (CD:CO), Commercial Retail (CD: CR), Very High Density Residential (CD:VHDR), Medium High Density Residential (CD:MHDR), Open Space: Recreation (OS:R) – Zoning: SP Zone (North Star Ranch, Specific Plan No. 343) – Location: northeast of Interstate-10 and Varner Road, east of Cook Street, west of Washington Street, north of 38th Avenue, south of Chase School Road – 450 Acres (Entire Specific Plan) – **REQUEST**: The Specific Plan Amendment (SPA00343A03) is a proposal to amend the existing Specific Plan with a variety of updates to the land use plan to facilitate the development of uses and repurposing portions of the project with entertainment, hospitality and food/beverage uses that better complement the existing arena/Iceplex. The amendment will combine Planning Areas 4, 6B, 8 into one Planning Area (PA-4) and replace the industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; allow for multi-family residential and hospitality uses in Planning Area 5; remove office uses and replace with hospitality and multi-family residential uses in Planning Area 9; and expand allowable uses to include retail, hotels, convenience stores, markets in Planning Area 10. It will also allow for minor boundary adjustments between PA-1 (Golf Course) and PA-4 (Mixed Use); and a boundary adjustment between PA-1 (Golf course) and PA-3 (Golf View Hotel). The General Plan Amendment (GPA230005) is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment. The Change of Zone (CZ2300013) is a

Planning Commission Action:
Public Hearing: Closed
By a vote of 5-0, the Planning Commission took the following action:

ADOPTED Planning Commission Resolution NO. 2024-013

By a vote of 5-0, the Planning Commission recommend the Board of Supervisors take the following actions:

CONSIDER ADDENDUM No. 2 to Environmental Impact Report No. 470; and,

TENTATIVELY APPROVE General Plan Amendment No. 230005; and,

TENTATIVELY APPROVE Amendment No. 3 to Specific Plan No. 343; and,

TENTATIVELY APPROVE Change of Zone No. 2300013, subject to the conditions of approval and advisory notification document as modified at hearing.

proposal to redefine the Planning Area Boundaries within the Specific Plan as part of the Specific Plan Amendment as per the Change of Zone Exhibit. The change of zone request will also modify the Specific Plan Zoning Standards and ordinance text where applicable. – APNs: 695-100-17, 695-100-001, 695-100-003 695-100-004, 695-100-005, 695-100-006, 695-100-007, 695-100-011, 695-100-008, 695-100-013, 695-100-020, 695-100-021, 695-100-022, 695-100-023, 695-100-024, & 695-100-025. – Project Planner: Jose Merlan (Principal Planner); 951-955-0314; jmerlan@rivco.org.

2.2

CHANGE OF ZONE NO. 2200029 – No New Environmental Documentation Required, per California Environmental Quality Act (CEQA) Guidelines Section 15162 (Previous EIR319) – Applicant: Chris Courtney, KB HOME – Engineer/Representative: David Currington – Fifth Supervisorial District – Perris Reservoir and Nuevo Area District – Lakeview/Nuevo Area Plan – Land Use: Medium Density Residential (CD:MDR), Conservation (OS:C), Recreation (OS:R), Rural Residential (R:RR) – Zoning: Specific Plan No. 246 McCanna Hills – Location: south of Walnut Street, southwest of Ramona Expressway, east of El Nido Avenue, and north of Orange Avenue – 57.3 Gross Acres – **REQUEST**: Change of Zone No. 2200029 is a proposal to establish the zoning boundaries within Specific Plan No. 246 for planning areas 1, 2A, 2B, 3A, and 4 – APN: 307-410-013, 307-410-014 – Project Planner: John Obing at 951-955-6573 or email at jobing@rivco.org.

Planning Commission Action:
Public Hearing: Closed
By a vote of 5-0, the Planning Commission recommend the Board of Supervisors take the following actions:

FIND That no New Environmental Document is Required Environmental Impact Report No. 319; And,

TENTATIVELY APPROVE Change of Zone No. 2200029, subject to the conditions of approval.

DRAFT

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 **GENERAL PLAN AMENDMENT NO. 1144, CHANGE OF ZONE NO. 6361, CONDITIONAL USE PERMIT NO. 3265, and SURFACE MINING PERMIT NO. 197R1** – Intent to adopt a Mitigated Negative Declaration – Applicant: Corona Clay Company Engineer/Representative: Lilburn Corporation – Second Supervisorial District – Temescal Canyon Area Plan – Glen Ivy Zoning Area – Location: East of Interstate 15 and north of Dawson Canyon Road – 110.5 gross acres – REQUEST: General Plan Amendment No. 1144 proposes to amend the project site's General Plan Land Uses, resulting in a final designation consisting of 59.7 acres of Open Space-Recreation and 50.8 acres to Open Space – Conservation Habitat. Change of Zone No. 6361 will change the zoning classification of the project site to W-2 (Controlled Development – 59.7 acres) for the developed portions of the property and change the zoning classification to N-A (Natural Assets – 50.8 acres) for the non-developable portions pursuant to the HANS development footprint (HANS 2278) as agreed to by the County and Corona Clay. Conditional Use Permit No. 3265 proposes to entitle the existing on-site uses and to reclaim a one-acre slope area on Corona Clay Company's site known as "Dawson Canyon Clay Facility". Existing uses to be entitled on an approximate total of 60 acres of the project site include motorcycle test tracks on 30 acres, a clay processing and recycling facility on 18.5 acres a model airplane field on 4.8 acres, and 6.4 acres of roads and ancillary uses. The remaining 50.8 acres will be designated Open Space - Conservation Habitat in accordance with the Western Riverside County Multi-Species Habitat Plan (WRCMSHCP) – APNs: 283-190-040, 283-190-022, 283-190-021, & 283-190-019 – Project Planner: John Hildebrand or email at jhildebr@rivco.org.

Planning Commission Action:

Public Hearing: Closed
By a vote of 5-0, the Planning Commission took the following action:

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2025-001

By a vote of 5-0, the Planning Commission recommend the Board of Supervisors take the following actions:

ADOPT A Mitigated Negative Declaration for Environmental Assessment No. Cfg 1610; and,

TENTATIVELY APPROVE General Plan Amendment No. 1144; And,

TENTATIVELY APPROVE Change of Zone No. 6361; and,

TENTATIVELY APPROVE Conditional Use Permit No. 230007; and,

TENTATIVELY APPROVE Surface Mining Permit No. 197, Revision 1

5.0 WORKSHOPS:
NONE

6.0 PUBLIC COMMENTS:
Public comments received.

7.0 DIRECTOR'S REPORT:

8.0 COMMISSIONER'S COMMENTS:

ADJOURNMENT: 10:30 a.m.

DRAFT

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
2.1
(ID # 27047)
MEETING DATE:
Wednesday, February 05, 2025

SUBJECT: SPECIFIC PLAN NO. 343 AMENDMENT NO. 3, GENERAL PLAN AMENDMENT NO. 230005, CHANGE OF ZONE NO. 2300013 CONSIDER ADDENDUM No. 2 to EIR No. 470– Applicant: H.N. & Frances C. Berger Foundation – Douglas Vance – Representative: MSA Consulting, Inc. – Christopher Brizuela – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD:BP), Mixed Use Area (CD:MUA), Commercial Tourist (CD:CT), Commercial Office (CD:CO), Commercial Retail (CD: CR), Very High Density Residential (CD:VHDR), Medium High Density Residential (CD:MHDR), Open Space: Recreation (OS:R) – Zoning: SP Zone (North Star Ranch, Specific Plan No. 343) – Location: northeast of Interstate-10 and Varner Road, east of Cook Street, west of Washington Street, north of 38th Avenue, south of Chase School Road – 450 Acres (Entire Specific Plan) – REQUEST: The Specific Plan Amendment (SPA00343A03) would combine Planning Areas (PA) 4, 6B, 8 into one Planning Area (PA-4); allow for multi-family residential and hospitality uses in Planning Area 5; remove office uses and replace with hospitality and multi-family residential uses in Planning Area 9; and expand allowable uses to include retail, hotels, convenience stores, markets in Planning Area 10. It will also allow for minor boundary adjustments between PA-1 and PA-4; and a boundary adjustment between PA-1 and PA-3. The General Plan Amendment (GPA230005) is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment. The Change of Zone (CZ2300013) is a proposal to redefine the Planning Area Boundaries within the Specific Plan as part of the Specific Plan Amendment as per the Change of Zone Exhibit. The change of zone request will also modify the Specific Plan Zoning Standards and ordinance text where applicable. – APNs: 695-100-17, 695-100-001 et. al. Project Planner Jose Merlan at (951) 955-0314,email jmerlan@rivco.org

PROPOSED PROJECT	
Case Number(s):	SP00343A03, GPA230005, CZ2300013
Environmental Type:	
Area Plan No.	Western Coachela Valley
Zoning Area/District:	Thousand Palms District
Supervisorial District:	Fourth District
Project Planner:	Jose Merlan
Project APN(s):	695-100-17, 695-100-001, 695-100-003 695-100-004, 695-100-005, 695-100-006,695-100-007, 695-100-011, 695-100-008, 695-

John Hildebrand, Planning Director 1/29/2025

	100-013, 695-100-020, 695-100-021, 695-100-022, 695-100-023, 695-100-024, & 695-100-025.
Continued From:	

PROJECT DESCRIPTION AND LOCATION

GENERAL PLAN AMENDMENT NO. 230005 (GPA230005) - The General Plan Amendment (GPA230005) is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment. The land use changes proposed are in line with the land use designations found in the Riverside County General Plan. The proposed land use changes are: Open Space Recreation (Planning Area (PA) 1 and 2); Commercial Tourist (PA 3 and PA 10); Mixed Use Area (PA 4, 5, 7 and 8); Commercial Retail (PA 9); and Very High Density Residential (PA 6).
230005.

SPECIFIC PLAN NO. 343 AMENDMENT NO. 3 (SP00343A03) is a proposal to amend the existing Specific Plan with a variety of updates to the land use plan to facilitate the development of uses and repurposing portions of the project with entertainment, hospitality and food/beverage uses that better complement the existing Arena/Iceplex. The amendment will combine Planning Areas 4, 6B, 8 into one Planning Area (PA-4) and replace the industrial and office uses with a variety of mixed-use, commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; allow for multi-family residential and hospitality uses in Planning Area 5; remove office uses and replace with hospitality and multi-family residential uses in Planning Area 9; and expand allowable uses to include retail, hotels, convenience stores, markets in Planning Area 10 (formerly PA-11). It will also allow for minor boundary adjustments between PA-1 (Open Space Recreational) and PA-4 (Mixed Use); and a boundary adjustment between PA-1 (Open Space Recreational) and PA-3 (Commercial Tourist).

CHANGE OF ZONE NO. 2300013 is a proposal to redefine the zoning classification areas to be consistent with the proposed Planning Area land use designations. The change of zone request will also modify the Specific Plan Zoning Standards and ordinance text where applicable. – APNs: 695-100-001, -003 – 008; -011 – 013, -017, -020 – 025.

The description as included above and as further detailed in the Amendment 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

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2024-013 recommending adoption of General Plan Amendment No. 230005 and Amendment No. 3 to Specific Plan No. 343 to the Board of Supervisors.

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDER ADDENDUM No. 2 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;

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 230005, which changes the General Plan land use designations of the project site to match the Specific Plan map boundaries in accordance with Attachment 4, 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. 3 TO SPECIFIC PLAN NO. 343 to combine Planning Areas 4, 6B, 8 into one Planning Area (PA-4) and replace the industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; allow for multi-family residential and hospitality uses in Planning Area 5; remove office uses and replace with hospitality and multi-family residential uses in Planning Area 9; and expand allowable uses to include retail, hotels, convenience stores and markets in Planning Area 10. It will also allow for minor boundary adjustments between PA-1 and PA-4; and a boundary adjustment between PA-1 and PA-3 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 General Plan Cycle resolution and specific plan resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2300013 to redefine the zoning classifications to align with the Specific Planning Area Boundaries as part of the Specific Plan Amendment as per the Change of Zone exhibit (Attachment 5). The change of zone request will also modify the Specific Plan Zoning Standards and ordinance text where applicable, based upon the findings and conclusions provided in this staff report, and pending final adoption of the specific plan resolution and final adoption of the General Plan Cycle resolution and zoning ordinance by the Board of Supervisors.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	Specific Plan No. 343 (Classic Club)
Existing Specific Plan Land Uses:	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 (CD), Open Space (OS)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation[1]:	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:	Mixed Use Area (CD:MUA), Commercial Tourist (CD:CT), Commercial Retail (CD:CT) , Very High Density Residential (CD:VHDR), 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),

[1] Specific Plan land uses from the previous specific plan amendment (SP00343A02), i.e., Championship Golfcourse, Golf Clubhouse Facilities, Deluxe Golfview Hotel, Resort Golfview Villas, Resort Timeshare Units, Golf View Condominiums, Mixed Use Retail Village, Industrial Park, Executive Office were translated into GP Land Use Element land use designations (BP, MUA, CT, VHDR etc.)

	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:	Planning Areas 1 and 2 - Open Area Combining Zone-Residential Developments (R-5); Planning Area 3 - Commercial Tourist (CT); Planning Area 4, 5 and 8 - Mixed Use (MU); Planning Area 6 - Multiple Family (R-2); Planning Area 7 - General Commercial (C1-CP); Planning Area 9 and 10 - Scenic Highway Commercial (C-P-S)
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, events Arena, 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):	450	N/A
Current Maximum Floor Area	1,544,035 sq. ft.	N/A
Proposed Maximum Floor Area	1,158,000 sq. ft.	N/A

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

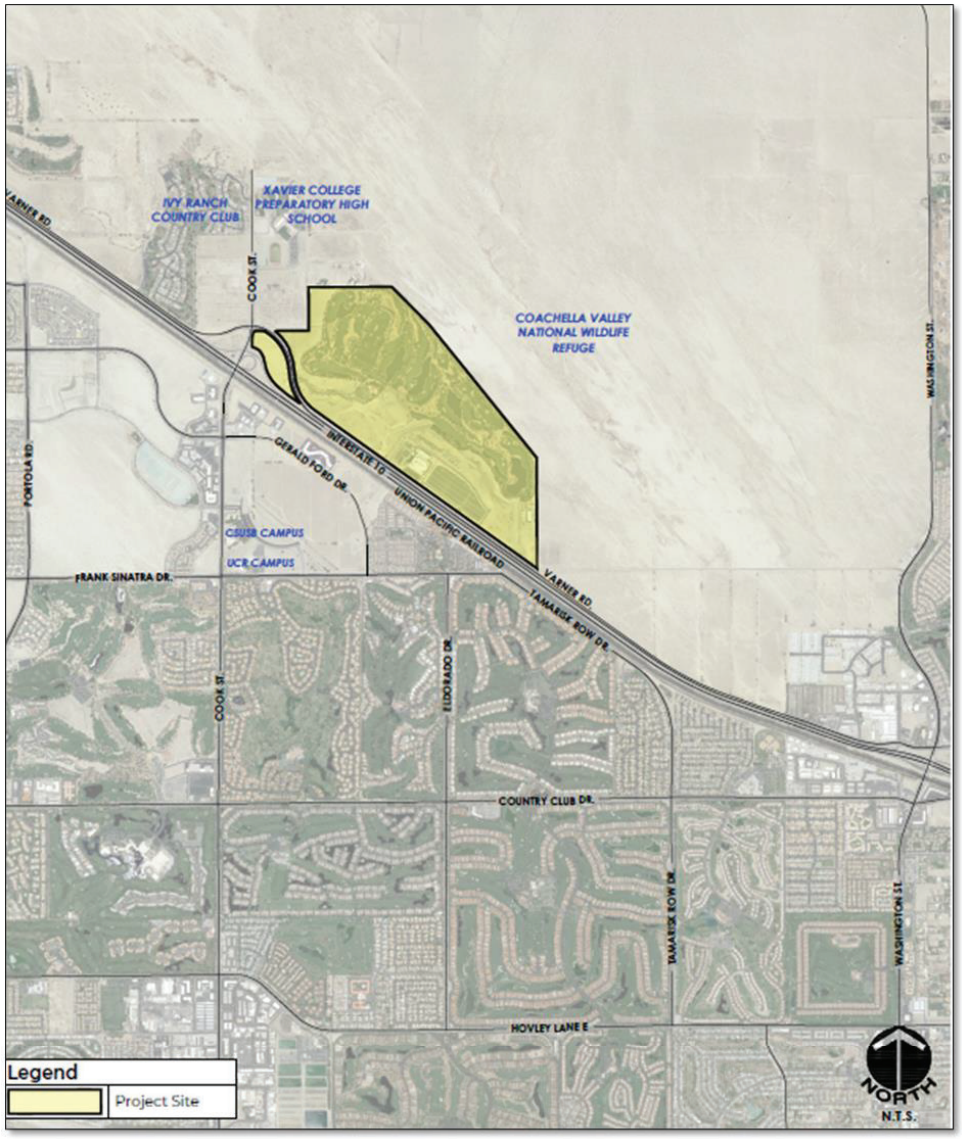


Figure 1: Overall Project Location Map



Figure 2: Detail Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

The Classic Club Specific Plan was originally approved in 1981 and has undergone various name changes and refinements since then including a case numbering change from SP151 to SP343 (SP00343). Within the Specific Plan boundary, the Classic Club Golf Course and Clubhouse were constructed in approximately 2005 and, more recently, the Acrisure Arena and Berger Foundation Iceplex Event Center opened in December 2022.

The Acrisure Arena (Arena) is the home of the Coachella Valley Firebirds American Hockey League (AHL) team and hosts AHL hockey games, concerts, and other entertainment and business events. The Berger Foundation Iceplex (Iceplex), located immediately north of the arena, is the training center for the Firebirds and also hosts public skating, public hockey games and private events. As a landmark entertainment venue, the newly constructed Arena/Iceplex has created a unique opportunity to develop a signature regional entertainment and hospitality district in this central location in the Coachella Valley. Amendment 3 to the Specific Plan is proposed to reconfigure the uses allowed by the Specific Plan around the Arena and Iceplex to establish a master planned regional entertainment and hospitality district.

This Specific Plan Amendment No. 3 (SPA) will maintain all approved master planned infrastructure and circulation systems while refining the land use plan by removing industrial and office uses and replacing these uses with retail commercial, hospitality, entertainment, and multi-family residential uses surrounding the Arena/Iceplex. This Amendment also reformats and reorganizes the Specific Plan design guidelines to streamline implementation of the specific plan as for future individual development projects. The Classic Club Specific Plan Amendment No. 3 will update the land use plan to facilitate the development of uses that better complement the Arena/Iceplex. Specific changes are discussed in detail in the Proposed Specific Plan Amendment Section below.

Specific Plan History

Specific Plan No. 343 (NorthStar)

SP343 (Northstar) was originally approved by the Board of Supervisors in 2006 (See Figure 4). The Specific Plan included primarily non-residential and resort type uses oriented around a golf course. The land use designations and planned uses included 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 have been in operation since 2007.

Specific Plan No 343 Addendum No. 1

SP343 Addendum No. 1 was submitted but was abandoned by the applicant on 4/13/20. Initial plans were to increase the number of square feet (206,800) of retail, office, and

business park space and a 350-unit hotel *to* 229,100 sq. ft. of floor space of the same and a 425-unit hotel . Changes to the housing densities were also proposed for Area Plans 4 and 5.

Specific Plan No. 343 Addendum No. 2

SP343A02 (Northstar) incorporated a new Planning Area 11 (See Figure 5) 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 to accommodate Planning Area 11. This new Planning Area 11 was for the purposes of accommodating a sports arena use (Acrisure Arena). Planning Area 8 was reduced 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.

SP343A02 included two implementing projects, an underlying Tentative Parcel Map (TPM38040) to subdivide a 101.58 gross acre area (NorthStar Specific Plan (SP 343)) into four (4) parcels. The planning and design of the 295,000 sq. ft. sports, events and hockey training facility building with 3,000 parking spaces was captured under Plot Plan (PPT200021).

SP343A02 along with TPM38040 and PPT200021 was coupled with two legislative actions, a General Plan Amendment (GPA230005) and a Change of Zone (CZ2300013), which were approved by the Board of Supervisors on May 25, 2021. On June 29, 2021, the Riverside County Board of Supervisors adopted Resolution No. 2021-108 adopting General Plan Amendment No. 230005, adopted Resolution No. 2021-142 adopting Amendment No. 2 to Specific Plan No. 343, and adopted Ordinance No. 348.5959 adopting Change of Zone No. 2300013, memorializing SP343A02 and the associated entitlement projects (TPM38040 and PPT200021).

Proposed Specific Plan Amendment

Specific Plan Amendment No. 3 (Classic Club)

SP343A03 proposes to rename the 450-acre Specific Plan from "North Star Ranch" to "Classic Club," with developed uses consisting of an 18-Hole Golf Course and Clubhouse, Acrisure Hockey Arena and Events Center.

This Amendment also reformats and reorganizes the Specific Plan design guidelines to streamline implementation of the Specific Plan as for future individual development projects and will update the adopted Land Use Plan to facilitate the development of uses that better complement the Arena/Iceplex. Figure 3 Proposed Specific Plan Land Use Table shows in details the proposed land uses, acreage, and potential max floor area per area plan.

In particular, this Specific Plan Amendment will update individual Planning Areas as follows:

1. Combine Planning Areas 4, 6B, and 8 into one Planning Area (PA-4), totaling 59.7 acres, and replace industrial and office Land Use Designations with a Mixed Use Designation that will allow a variety of commercial, resort, retail, recreational, and entertainment uses north and east of the Arena;

2. Allow a minor boundary adjustment between PA-1 (Golf Course) and PA-4 (Mixed Use);

3. Allow a minor boundary adjustment between PA-1 (Golf Course) and PA-3 (Golf View Hotel);

4. Change the Land Use Designation to Mixed Use to allow for multi-family residential and hospitality uses in Planning Area 5;

5. Remove Office Use Land Use Designation and replace it with a Commercial Retail Designation to allow hospitality uses and multi-family residential uses in Planning Area 9;

6. Change the Land Use Designations for Planning Areas 7 & 10 to Mixed Use and Commercial Tourist, and expand the allowable uses to include retail, hotels, convenience stores, markets, etc. No other changes are proposed to Planning Areas 1, 2, 6, 7 and 11.

Figure 3: Proposed Specific Plan Land Use Table.

TABLE 1
LAND USE SUMMARY
SP 343 AMENDMENT 3

PA[1]	LAND USE DESCRIPTION	LAND AREA (ACRES)	D.U. /AC	DU TOTAL	MAXIMUM FLOOR AREA (SQ. FT.)
1	Open Space Recreation	237.1	N/A	N/A	N/A
2	Open Space Recreation	6.1	N/A	N/A	81,000
3	Commercial Tourist	19.8	N/A	N/A	366 (key), 25,000 square foot spa, 32,000 square feet of meeting rooms
4	Mixed Use	59.7	15-30	500	275 hotel keys, and 250,000 sf of commercial.
5	Mixed Use	10	8-14	100	125 hotel keys.
6	Very High Density Residential	12.3	14-20	205	N/A
7	Mixed Use	35.3	N/A	150	400,000
8	Mixed Use	11.9	8-14	150	125 hotel keys
9	Commercial Retail	16.2	N/A	N/A	75,000
10	Commercial Tourist	41.5	N/A	N/A	260,000 35,000
TOTAL	N/A	449.9	N/A	1,105	1,158,000 sf. and 891 Hotel Keys

1. *This Specific Plan Amendment has reorganized the previous SP's Planning Area (PA) numbering to reflect the latest land use plan. See table below for PA numbering conversion:*

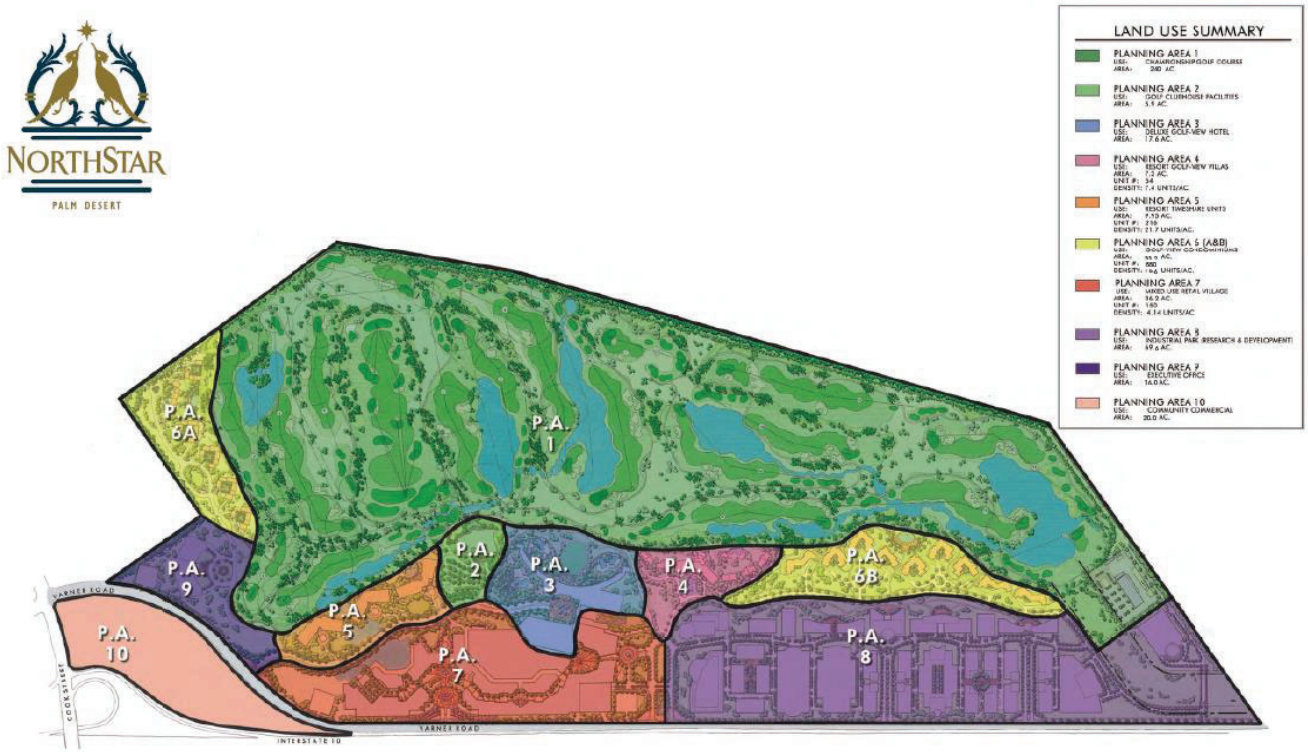
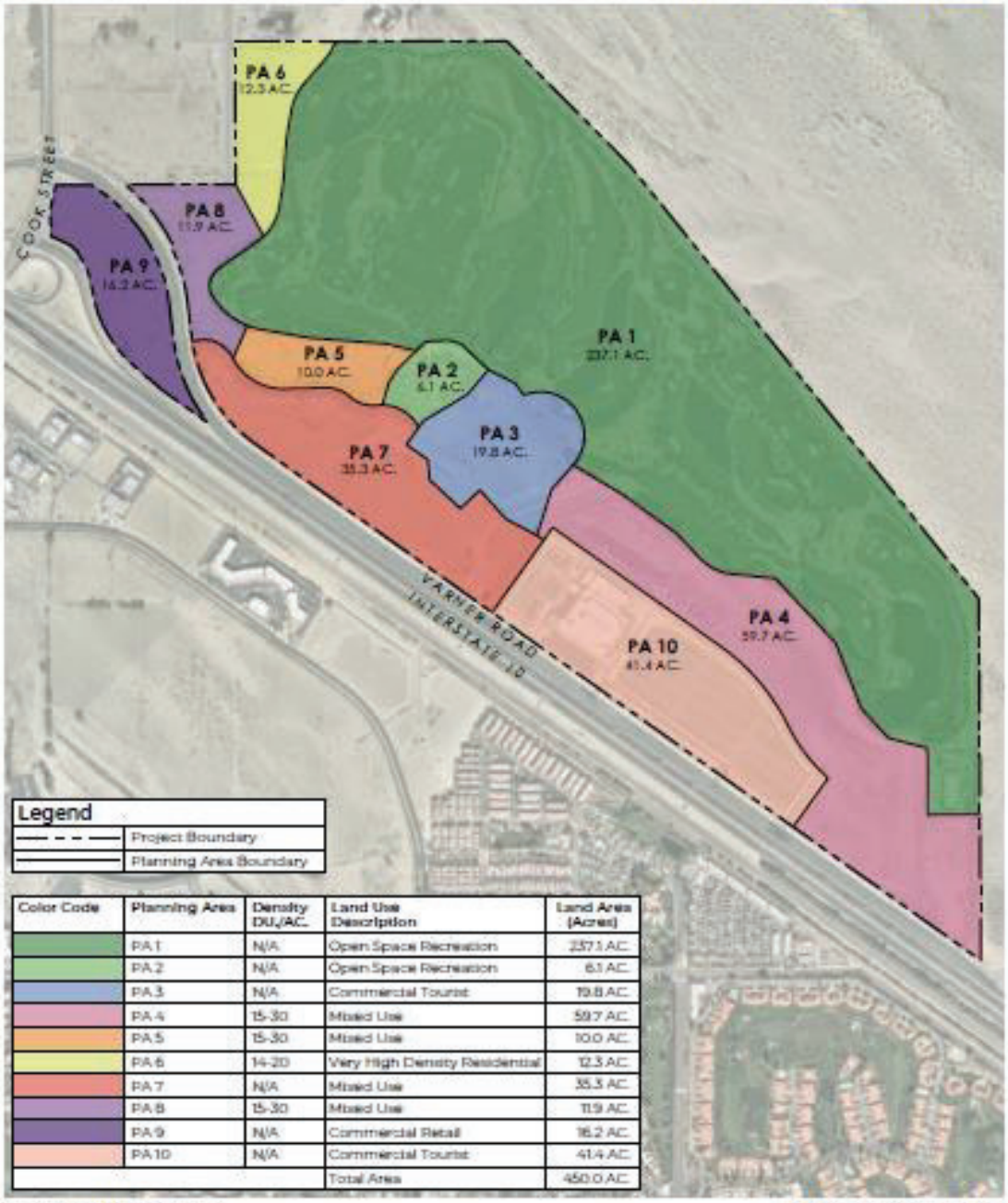


Figure 4: Specific Plan 343



Figure 5: Specific Plan 343 Amendment No. 2



Color Code	Planning Area	Density DU/AC.	Land Use Description	Land Area (Acres)
	PA 1	N/A	Open Space Recreation	237.1 AC.
	PA 2	N/A	Open Space Recreation	6.1 AC.
	PA 3	N/A	Commercial Tourist	19.8 AC.
	PA 4	15-30	Mixed Use	59.7 AC.
	PA 5	15-30	Mixed Use	10.0 AC.
	PA 6	14-20	Very High Density Residential	12.3 AC.
	PA 7	N/A	Mixed Use	35.3 AC.
	PA 8	15-30	Mixed Use	11.9 AC.
	PA 9	N/A	Commercial Retail	16.2 AC.
	PA 10	N/A	Commercial Tourist	41.4 AC.
			Total Area	450.0 AC.

Figure 6: Specific Plan 343 Amendment No. 3

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

Addendum No. 2 is an addendum to the certified Final EIR for Specific Plan No. 343 Amendment No. 3. Addendum No. 2 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 No. 2 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.

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 due to the involvement of new significant impacts or a substantial increase in the severity of previously identified significant impacts.*

   The proposed Project amends and implements Specific Plan No. 343 (Classic Club) to include reformatting and reorganization of the Specific Plan design guidelines to streamline implementation of the Specific Plan as for future individual development projects and will update the adopted Land Use Plan to facilitate the development of uses that better complement the Arena/Iceplex. As mentioned in earlier paragraphs those changes are comprised of combining Planning Areas 4, 6B, and 8 into one Planning Area (PA-4), totaling 59.7 acres, and replacing industrial and office Land Use Designations with a Mixed Use Designation that will allow a variety of commercial, resort, retail, recreational, and entertainment uses north and east of the Arena. Changes will also include minor boundary adjustments between PA-1 and PA-4 and between PA-1 and PA-3 a change in land use

designation to Mixed Use to allow for multi-family residential and hospitality uses in Planning Area 5; removal of the Office Use Land Use Designation and replace it with a Commercial Retail Designation to allow hospitality uses and multi-family residential uses in Planning Area 9; and finally, change the land use designations for Planning Areas 7 & 10 to Mixed Uses and Commercial Tourist, and expand the allowable uses to include retail, hotels, convenience stores, markets, etc. No other changes are proposed to Planning Areas 1, 2, 6, 7 and 11.

Riverside County (County) identified CEQA resources areas that warranted analysis to determine if a CEQA addendum was the appropriate level document for the proposed Specific Plan Amendment. The project specific technical studies were required by the County as they are *intensity-specific* as opposed to *footprint-specific*. The project proponent prepared project-specific Air Quality and Greenhouse Gas, Biological Investigations, Energy, Noise and Vibration Calculations and a Traffic Study. All resource areas were analyzed per the CEQA initial study checklist and all – Including the resource areas where project specific technical studies were prepared – found that "No Substantial Change from Previous Analysis."

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, nor would it involve any new significant impacts not previously addressed. 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.

2. *Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previously 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.*

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 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 make land use changes the new changes would either

result in the same impact as previously analyzed or in the case of the Air Quality analysis would result in less emission than previously approved land uses.

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 latest Specific Plan Amendment No. 2 to the proposed Amended Specific Plan, Amendment No. 3. This analysis determined that the Amended Specific Plan No. 3 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 elimination of the Industrial Park and Office Space land uses that were previously part of SP00343A02, Planning Area 8 (Industrial Park) and 9 (Executive Office). SP00343 would eliminate approximately 381,000 sq. ft. of industrial space and 230,000 sq. ft. or office uses.

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 No. 2 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, as defined earlier, the *footprint-specific* impacts would remain the same as previously analyzed. 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 slight uptick in VMT from the previous Addendum No. 1, from 132,823,437 annual VMT to 132,890,797 annual VMT. The proposed Project would implement the mitigation measures related to transportation included in EIR No. 470. Accordingly,

impacts would be less than significant with mitigation, and 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 and Addendum No. 1.

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.*

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.

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.

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 existing 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) and Open Space: Recreation (OS:R). SP00343A03 would remove the Business Park and Commercial Office land use designations and will add Commercial Retail to the land use mix. No implementing projects are proposed at this time for SP00343A03. Planning Areas 4 (Resort Golf View Villas), 6B (Golf View Condominiums) and 8 (Industrial

Park) will combined into Planning Area 4 (Mixed Use). The land use changes and the area plan boundary modification are to repurpose portions of the Project area's 450 gross acres with entertainment, hospitality and food/beverage uses that respond to evolving market conditions presented by the Acrisure Arena/Berger Foundation Iceplex.

SP00343A03 is in the Western Coachella Valley Area Plan of the Riverside County General Plan and consists of 450 acres that will contain the following land uses: Open Space Recreational, Tourist Commercial, Commercial Retail, Mixed-Use, and Very High Density Residential. The Specific Plan is consistent with the Western Coachella Valley Area Plan and the overall Riverside County General Plan.

The Classic Club Specific Plan (Land Use Plan, Pedestrian & Circulation Plan, Open Space Plan, Flood Management Plan, and Infrastructure Plan) is consistent with the Riverside County General Plan, key policies include: Land Use Policy 2.1b which calls for a range of community types and character, Land Use Policy 2.1d which calls for the Specific Plan being placed near a community center, Land Use Policy 3.1d which requires a street and trail network for pedestrians, bicyclists, and others using non-motorized forms of transportation, Land Use Policy 8.1 which recommends a balance of land uses to contribute to fiscal viability of the County, Land Use Policy 18.1 which require compliance with the California Water-Efficient Landscape Ordinance, Land Use Policy S3.3 which requires compliance with the Building Code for safety from adverse effects of rain, earthquakes, and subsidence, LU 30.6 which prohibits the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution, or result in other impacts, LU 30.7 which requires that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use, LU 32.5 which recommends that community centers be located along transit lines and/or major circulation facilities in order to enhance
accessibility and promote transit ridership, and LU 32.6 which requires that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use.

In addition to the Riverside County General Plan the Classic Club Specific Plan is also consistent with the Western Coachella Valley Area Plan through adherence to the following policies WCVAP 16.2 which requires adherence to the lighting requirements of the Riverside County Ordinance Regulating Light Pollution for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory, WCVAP 18.2 which requires the implementation the Trails and Bikeway System, Figure 8 of the County General Plan, as discussed in the Non-motorized Transportation section of the General Plan Circulation Element, WCVAP 19.1 which requires protection of the scenic highways in the Western Coachella Valley from change that would diminish the aesthetic

value of adjacent properties in accordance with policies in the Scenic Corridors sections of the Land Use, Multipurpose Open Space, and Circulation Elements, WCVAP 23.1 which requires adherence to the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County Ordinance No. 458 Regulating Flood Hazard Areas, WCVAP 23.2 which requires that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential, or sheet flow be submitted to the Coachella Valley Water District or the Riverside County Flood Control and Water Conservation District for review, and WCVAP 23.4 which mandates protection of life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.

General Plan Amendment No. 230005:

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 contribute directly to provide employment at project build out, through the eventual construction and operation of the proposed land uses, including commercial and hospitality land uses.

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 change and mix of land uses that are more commerce focused, including commercial retail, tourist and mixed uses would support the General Plan Principle related to civic activity.

General Plan Principle VII.B.1 and 2 provide the following principles: "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 at Project build-out. It is anticipated that the Project will have a multiplier effect in construction, management, commercial, retail and tourism job opportunities.

This is simply a sampling of the General Plan 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. The proposed General Plan Amendment is consistent with the Community Development Foundation, which foresees urban and/or suburban development that provides a breadth of land uses, accommodate a range of life styles, living and working conditions, and diverse community settings, including a balance of jobs, housing, and services within communities to achieve aspects of the Riverside County Vision.

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 land uses that would supplement the already existing golf course and 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 changes for Planning Area 4. 6B and 8 from resort golf courses, golf view condominiums and industrial park and combine them to a single

Planning Area 4 to allow for a Mixture ofUses under the Mixed Use Area land use designation represents a condition not anticipated in the General Plan/Specific Plan. The desire and market for tourist, commercial and hospitality uses to support the new Arena and golf course, which are unique land uses 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.

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.

   Although the total square footage will decrease from 1,544,035 sq. ft. (SP343A02) to 1,158,000 sq. ft. (SP343A03) the total number of hotel rooms will increase from 350 (SP343A02) to 941 (SP343A03). The number of hotel rooms will increase tourism in the area, bringing an economic multiplier for transportation, food, shopping and other services translating into added jobs to the local economy. Additionally, the non-residential components of the Project are expected to require approximately 2,423 employees. The added jobs will improve the jobs-to-workers ratio in the County.

Specific Plan Amendment

In accordance with Government Code section 65454 and Section 2.9.D. of Ordinance No. 348, SP No. 343A03 is consistent with the Riverside County General Plan for the following reasons:

The Project proposes to; 1) combine Planning Areas 4, 6B, and 8 into one Planning Area (PA-4), totaling 59.7 acres, and replace industrial and office Land Use Designations with a Mixed Use Designation that will allow a variety of commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; 2) Allow a minor boundary adjustment between PA-1 (Golf Course) and PA-4 (Mixed Use); 3. Allow a minor boundary adjustment between PA-1 (Golf Course) and PA-3 (Golf View Hotel); 4. Change the Land Use Designation to Mixed Use to allow for multi-family residential and hospitality uses in Planning Area 5; 5) Remove Office Use Land Use Designation and replace it with a Commercial Retail Designation to allow hospitality uses and multi-family residential uses in Planning Area 9; and 6) change the Land Use Designations for Planning Areas 7 & 10 to Mixed Use and Commercial Tourist, and expand the allowable uses to include retail, hotels, convenience stores, markets, etc. No other changes are proposed to Planning Areas 1, 2, 6, 7 and 11. 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 No 2 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.

There is no entitlement project as part of this specific plan amendment. When an entitlement application is submitted for a specific project that carries out the specific plan, the application will be vetted to ensure consistency with the General Plan and the design standards of the Specific Plan.

Change of Zone No. 2300013

An application for a change of zone shall not be set for a public hearing unless: 1. All procedures required by the Riverside County Rules Implementing the California Environmental Quality Act to hear a matter have been completed. 2. The requested change of zone is consistent with the Riverside County General Plan.

1. An Addendum (No. 2) to a previously adopted Environmental Impact Report (470) was prepared and will be considered by the Planning Commission and Board of Supervisors along with other approvals, and must be found legally adequate in order to make those approvals. Pursuant to CEQA Section 15164 (a) an Addendum to an EIR does not need to be circulated for a public review period. Notwithstanding, the Addendum was sent to the cities in the direct vicinity of the Project, including Cathedral City, City of Palm Desert, Indio, La Quinta, and Rancho Mirage. As of the writing of this staff report, no comments have been received from any of the jurisdictions that were sent the notice of availability. The proposed Project complied with CEQA procedural requirements per CEQA State Guidelines. As such, all procedures required by the Riverside County Rules implementing compliance with CEQA prior to hearing have been completed.

2. In order for the proposed zone changes to be consistent with the General Plan, the proposed zoning must be aligned with the underlying land use, as to further and not conflict with the General Plan's Vision, Principles, Goals and Policies of the General Plan. For example, a land use of Open Space Conservation (OS-C) would be inconsistent with a Heavy Manufacturing (MH) Zone.

   As detailed in the Land Use Findings section of this staff report, the current zoning is Specific Plan (SP) for the entire 450-acre property that make up the Classic Club Specific Plan Area. The Specific Plan zoning is further broken down into individual zoning classifications per planning area. The Specific Plan's **current** zoning classifications include R5 – Open Area Combining Zone for Planning Area 1 and 2; C-T – Tourist Commercial for Planning 3 and 5; R2 – Multiple Family Dwellings for Planning Area 4,

6a and 6b; C-1/C-P General commercial for Planning Area 7 and 11; I-P – Industrial Park for Planning Area 8; CO – Commercial Office for Planning Area 9; and C-P-S – Scenic Highway Commercial for Planning Area 10.

Planning Area 4 (R-2), 5 (C-T) and 8 (I-P) will be changed to Mixed Use (MU) and Planning Area 9 (C-O) will be replaced with C-P-S. No other new zoning classifications will be introduced as part of the Specific Plan Amendment No. 3. The new zoning classifications and the existing zoning classifications will be aligned to be consistent with the General Plan Land Use Designations. Table 1 shows each zoning classifications for each land use designation for the corresponding Planning Area. As shown in Table 1. Zoning and Land Use Consistency Table would not produce an inconsistency between the proposed zoning and the underlying land use designations. The proposed Project meets this requirement.

Table 1. Zoning and Land Use Consistency Table

Planning Area	Proposed Zoning	Proposed Land Use	Consistent
1 and 2	R5 – Open Area	Open Space Recreation	Yes
3	CT – Commercial Tourist	Commercial Tourist	Yes
4, 5, 8	MU - Mixed Use	Mixed Use Area	Yes
6	R2 - Multiple Family	Very High Density Residential	Yes
7	C1 – CP – General Commercial	Mixed Use	Yes
9, 10	C-P-S – Scenic Highway Commercial	Commercial Retail	Yes

Text changes are generally consistent and not in conflict with the General Plan. Text changes include allowed (multi-family in Planning Area 5) and not allowed uses (Planning Area 4) in certain zones and the modification of specific standards such as height limits (100 feet in Planning Area 3 and 75 feet in Planning Area 4), setbacks (Planning Area 8). Both change of zone map and text changes are consistent with the General Plan.

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 upon submittal of any implementing project.

5. The Project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

6. SB 18 requires the planning departments of local governments, during the development or amendment of city or county general or specific plans to offer consultation on traditional Tribal cultural places to Tribes that are culturally-affiliated with the local jurisdiction. n compliance with Senate Bill 18 (SB18), on July 27, 2023 a Sacred Lands File Search and consultation list request was sent to the Native American Heritage Commission. The Sacred Lands Search came back negative. AB52 requires a Lead Agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a Project Site, if the tribe requests to the lead agency in writing, to be informed of proposed projects in that geographic area and the tribe requests consultation prior to determining whether a negative declaration, mitigated negative declaration, or an Environmental Impact Report is required for a Project. Since the proposed project does not require a Notice of Preparation (NOP) or a Notice of Determination (ND), AB52 is not required for the proposed Project. Nevertheless, consultation was conducted as part of the cultural investigations for EIR 470 Addendum No. 1, consistent with SB18 and AB52 requirements. The only consultation request received was from the Agua Caliente Band of Cahuilla Indians (tribe) which was in an emailed letter dated August 14, 2023. A meeting was held with the tribe on Feb 7, 2024 in which this project was discussed. On April 4, 2024, the tribe sent an email effectively concluding tribal consultation. At the conclusion of the consultation the tribe expressed that the concerns of the Agua Caliente Historic Preservation Office had been addressed and proper mitigation measures to ensure the protection of tribal cultural resources had been proposed. No new mitigation measures to mitigate a new impact were proposed.

7. The County of Riverside Climate Action Plan (CAP), as updated in 2019, identifies programs and actions to reduce Greenhouse Gas Emissions (GHG) by 40 percent below 2008 levels by 2030 and 83 percent below 2008 levels by 2050. Mitigation of GHG emissions impacts during the development review process of projects provides one cost effective way of implementing the GHG reduction strategies for reducing communitywide emissions associated with new development projects. CEQA requires the assessment of environmental impacts for proposed projects, including the assessment of GHG emissions. The County has Integrated the reduction measures identified in the CAP into the CEQA development review process as the first step in determining how a proposed project will implement the GHG reduction measures within the CAP. The CAP includes checklists (CAP Checklist) appliable to individual residential and commercial development projects that will used to evaluate the consistency of subsequent individual development projects proposed within the Classic Club Specific Plan Area with the CAP.

   These checklists assign points for each design feature included in a development project that will reduce GHG emissions. The point values correspond to the minimum emissions reduction expected from each feature. The menu of features identified in these checklists allow maximum flexibility and options for how development projects can implement GHG reduction measures. Projects that achieve at least 100 points are consistent with the reduction quantities anticipated in the County's CAP. In addition, Policy R2-CE1 in the CAP requires or onsite renewable energy generation to meets 20% of
   total energy demand. Individual projects proposed within the Specific Plan Area will be required to meet this requirement at the building and safety phase. .

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 Addenda to Environmental Impact Report No. 470, 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 1,200 feet of the project site. As of the writing of this report, Planning Staff has not received any written communication in support or opposition of the project. Any comments receipt after the writing of this staff report and leading up to the Planning Commission hearing, staff will prepare a memo to the Planning Commission with all public/agency comments for consideration.

This project was presented before the Thousand Palms Community Council on January 25, 2024.

Addendum No. 2

SPECIFIC PLAN NO. 343

FINAL ENVIRONMENTAL IMPACT REPORT NO. 470

SCH No. 2005011054

Prepared for:

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

Prepared by:

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DECEMBER 2024

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1.0 INTRODUCTION

This document is an addendum (Addendum No. 2) 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 No. 2 was prepared by Meridian Consultants and reviewed by 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 proposed Project).

The following information is provided in this Introduction: 1) the principal requirements of CEQA; 2) the history of the Specific Plan No. 343 and associated approvals (collectively, the "Approved Specific Plan No. 343"); 3) a summary of the proposed amendment to the Approved Specific Plan No. 343 (the "Classic Club Specific Plan Amendment" or "Specific Plan Amendment"); 4) the purpose of this Addendum No. 2 in relation to the certified Final EIR and Addendum No. 1; 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 No. 2; and 7) Riverside County's processing requirements to consider the proposed Amendment to the Approved Specific Plan No. 343 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 which provides conclusive evidence that all potentially significant environmental effects of the proposed Project were previously adequately analyzed in the Final EIR.

The County of Riverside (County) received an application from H.N. and Frances C. Berger Foundation (Applicant) for the following actions: (1) Specific Plan Amendment (SP00343A03), (2) General Plan Amendment (GPA230005), and (3) Change of Zone (CZ2300013). This proposed action includes a Specific Plan Amendment to rename the Specific Plan from "North Star" to "Classic Club" and repurposes portions of the Classic Club Specific Plan area (the "Specific Plan No. 343 Area" or "Project Site") with entertainment, hospitality, and food/beverage uses that respond to evolving market conditions presented by the newly operational Acrisure Arena/Berger Foundation Iceplex (Arena) on the 449.9 gross acre Specific Plan Area (the "proposed Project" or the "proposed Classic Club Specific Plan Amendment"). The Specific Plan Amendment also combines and renumbers some Planning Areas to facilitate the new entertainment and hospitality focus of the Specific Plan area. The proposed Project is described in more detail in **Section 2.0: Project Description**.

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, renamed the NorthStar Specific Plan, and amended to facilitate a similar mixed-use concept as the "Oasis" Specific Plan, but also 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.

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 Classic Club golf course and clubhouse were constructed pursuant to these entitlements. The County approved General Plan Amendment 200005, Change of Zone 2000025, Tentative Parcel Map 38040, and Amendment Number 2 of Specific Plan No. 343, and certified Addendum No. 1 to the Specific Plan No. 343 Final Environmental Impact Report No. 470 (EA No. CEQ200074; herein referred to as "Addendum No. 1") on May 25, 2021. The amendment adjusted land uses to allow the construction of the Acrisure Arena, associated parking and other support facilities as Planning Area 11 (arena/ Iceplex) in place of a portion of Planning Area 8, Industrial Park (Research and Development) (herein referred to as "Arena project"). Addendum No. 1 to the Specific Plan No. 343 Final Environmental Impact Report No. 470 analyzed the potential impacts resulting from Amendment Number 2 of Specific Plan No. 343. The Acrisure Arena was constructed pursuant to these entitlements.

The Approved Specific Plan No. 343, as proposed and analyzed in Addendum No. 1 under the Arena project, allows the previously constructed golf course on approximately 240 acre, golf clubhouse on approximately 5.9 acres, and the Acrisure Arena and event center hockey training facility on approximately 41.4 acres, and which allows future development of 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 28.2 acres, executive office uses on approximately 16 acres, and community commercial uses on approximately 20 acres.

The entitlements previously adopted for Approved Specific Plan No. 343 include the following: SP 151, SP 151 A#1, SP151 A#2, DA 16, GPA707, CZ7002, PP19740, PP20570, PP19050, PP19242, TR34484, General

Plan Amendment 200005, Change of Zone 2000025, Tentative Parcel Map 38040, and Amendment Number 2 of Specific Plan No. 343.

1.2 Project Summary

The proposed Project consists of, and is more particularly described in, Specific Plan Amendment SP00343A03. The Specific Plan Amendment would affect only certain undeveloped Planning Areas previously designated for development within the Specific Plan, as explained in more detail in the Project Description. The proposed Project would include a Specific Plan Amendment to rename the Specific Plan from "North Star" to "Classic Club" and repurpose portions of the undeveloped Specific Plan area with entertainment, hospitality, and food/beverage uses that respond to evolving market conditions presented by the newly operational Acrisure Arena on the 449.9 gross acre Specific Plan area. The Specific Plan Amendment also combines and renumbers some Planning Areas to facilitate the new entertainment and hospitality focus of the Specific Plan area. 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

When a Final EIR has been certified for a project, the California Environmental Quality Act (CEQA) and the State CEQA Guidelines define standards and the procedure for additional environmental review. Sections 15162–15164 of the State CEQA Guidelines define the standards for determining the level of additional environmental review required when an EIR has been certified for a project.

Pursuant to Section 15162 of the State CEQA Guidelines, when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

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 occur 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 of the following:
    - The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
    - Significant effects previously examined will be substantially more severe than shown in the previous 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 project, but the project proponents decline to adopt the mitigation measure or alternative; or
    - Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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 or 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. A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency‘s findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

1.5 Type of CEQA Compliance Document and Level of Analysis

This Addendum No. 2 is an addendum to the certified Final EIR for Specific Plan No. 343 for the proposed Amendment. This Addendum No. 2 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 No. 2 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 No. 2 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, nor would it involve any new significant impacts not previously addressed. 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 No. 2, 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, and biological resources. 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 No. 2 to the previously certified Final EIR and Addendum No. 1 would be prepared for the proposed Project. The analysis of the proposed Project in this Addendum No. 2 supports the conclusion that the repurposing of

portions of the Project Site for entertainment, hospitality, and food/beverage uses; and combining and renumbering Planning Areas within 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 and Addendum No. 1 (herein collectively referred to as "EIR No. 470"). 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 No. 2 provides an update to the environmental information in the EIR No. 470, provides an 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 EIR No. 470.

This Addendum No. 2 provides a summary of impacts identified in EIR No. 470, followed by an analysis of the proposed Project and a comparison with the impacts identified in EIR No. 470.

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 No. 2 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 proposed 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 **F**.

2.0 PROJECT DESCRIPTION

2.1 Project Description

The proposed Amendment to the Approved Specific Plan No. 343 would rename the Specific Plan from "North Star" to "Classic Club" and repurpose portions of the undeveloped Specific Plan area with entertainment, hospitality, and food/beverage uses that respond to evolving market conditions presented by the newly operational Acrisure Arena. Collectively, the Amendment and the related proposed actions are referred to as the "proposed Project" in this Addendum No. 2.

Approved Specific Plan No. 343

The County adopted and approved the Approved Specific Plan No. 343 in 2006 to guide development of the approximately 450-acre Specific Plan Area.[1] The Specific Plan Area is located in the Western Coachella Valley within the unincorporated portion of Riverside County, as shown in **Figure 1: Specific Plan No. 343 Regional Location Map**. The 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 Specific Plan area, as depicted in **Figure 2: Specific Plan No. 343 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 Specific Plan area.

As shown in **Figure 3: Approved Specific Plan No. 343 Conceptual Land Use Map** and **Table 2.0-1: Land Use Summary—Approved Specific Plan No. 343**, the Approved Specific Plan No. 343 allows a mix of commercial, light industrial, residential, recreational, and arena and event center hockey training facility uses within eleven (11) planning areas established by the Approved Specific Plan No. 343. Since approval of the Approved Specific Plan No. 343 in 2006, only the golf course, the golf clubhouse (Classic Club Golf Course and Club House), and arena and event center hockey training facility (Acrisure Arena) have been developed within the Specific Plan No. 343 Area. No revisions to these developed planning areas are proposed.

1 The Specific Plan boundary has not changed. However, the total proposed Project acreage has been adjusted to accurately reflect recorded parcels. For this reason, the Approved Specific Plan No. 343 shows the total acreage as 455.75 while the proposed Classic Club Specific Plan Amendment references 449.9 acres.

Table 2.0-1
Land Use Summary
Approved Specific Plan No. 343

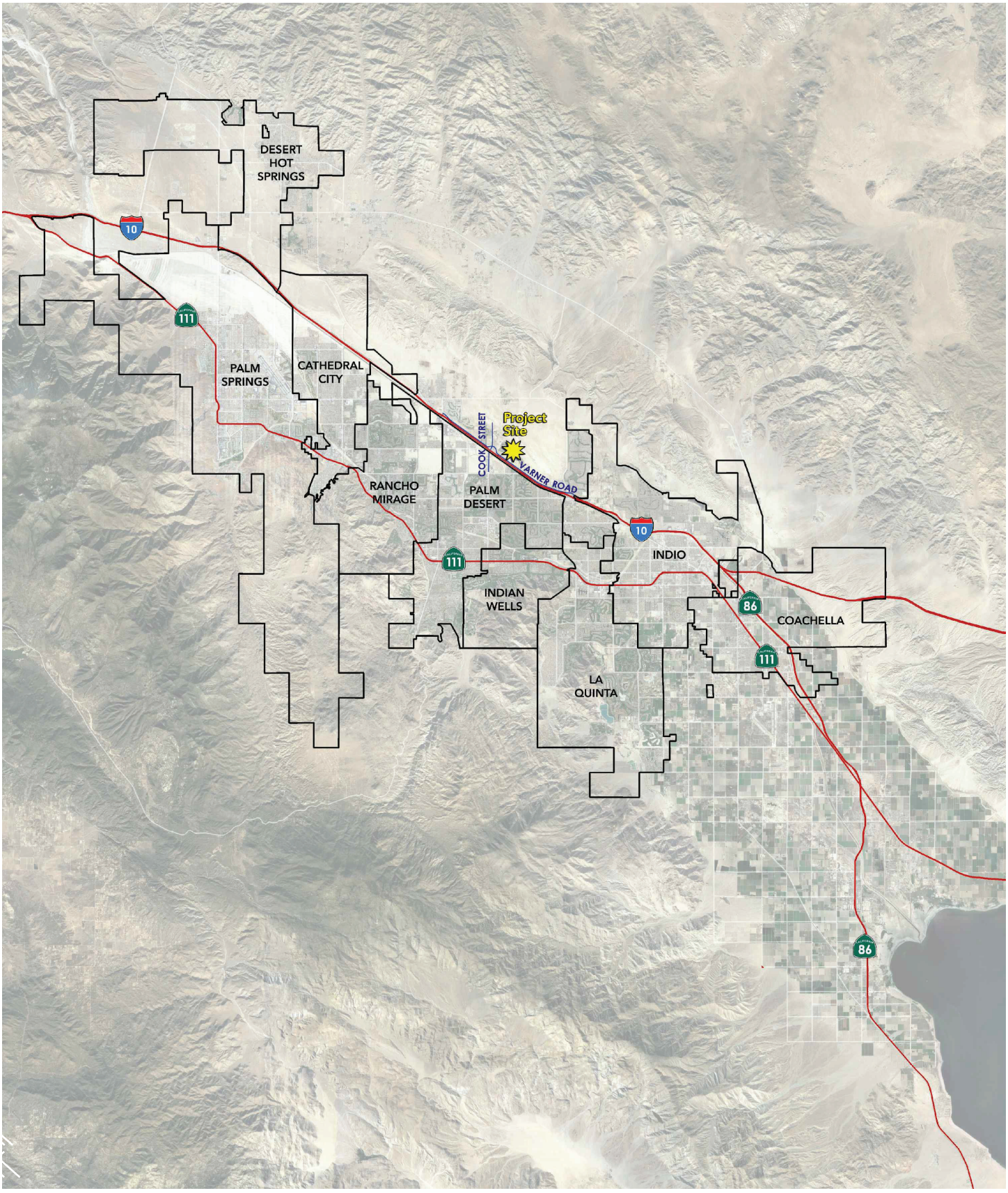
Planning Area	Land Use Description	Land Area (Acres)	D.U. / Acre	Dwelling Unit Total	Maximum Floor Area (SQ. FT.)
1	18-hole Golf Course	240.00	N/A	N/A	NIA
2	Golf Clubhouse	5.90	N/A	N/A	81,000
3	Golf View Hotel	17.60	N/A	N/A	350 (key), 25,000-square-foot spa, 32,000 square feet of meeting rooms
4	Golf View Villas	7.30	7.4	54	N/A
5	Resort Timeshare Units	9.95	21.7	216	N/A
6	Golf View Condominiums	33.20	16.6	550	N/A
7	Mixed Use Retail Village	36.20	N/A*	150	400,000
8	Industrial Park (Research & Development)	28.2	N/A	N/A	381,035
9	Executive Office	16.00	N/A	N/A	230,000
10	Community Commercial	20.00	N/A	N/A	100,000
11	Arena & Event Center Hockey Training Facility	41.4	N/A	N/A	260,000 35,000
TOTAL	**NIA**	**455.75**[1]	**N/A**	**970**[2]	**1,544,035 sq. ft. and 350 Key Hotel**

1 The Specific Plan boundary has not changed. However, the total proposed Project acreage has been adjusted to accurately reflect recorded parcels. For this reason, the Approved Specific Plan No. 343 shows the total acreage as 455.75 while the Proposed Classic Club Specific Plan Amendment references 449.9 acres.

2 The number of allowed residential dwelling units under the Approved Specific Plan No. 343 is 970. However, EIR No. 470 did not include the Golf View Villas (54 units) and Resort Timeshare Units (216 units) in its analysis of residential dwelling units. Since EIR No. 470 only analyzed 700 residential dwelling units, when referencing and comparing to the Approved Specific Plan No. 343 residential dwelling units in this Addendum, only 700 residential units is analyzed to take a conservative approach and ensure that the worst-case scenario is analyzed.

Proposed Classic Club Specific Plan Amendment

The proposed Amendment to the Approved Specific Plan No. 343 would rename the Specific Plan from "North Star" to "Classic Club" and repurpose portions of the Specific Plan Area with entertainment, hospitality, and food/beverage uses in response to the evolving market conditions presented by the newly operational Acrisure Arena.



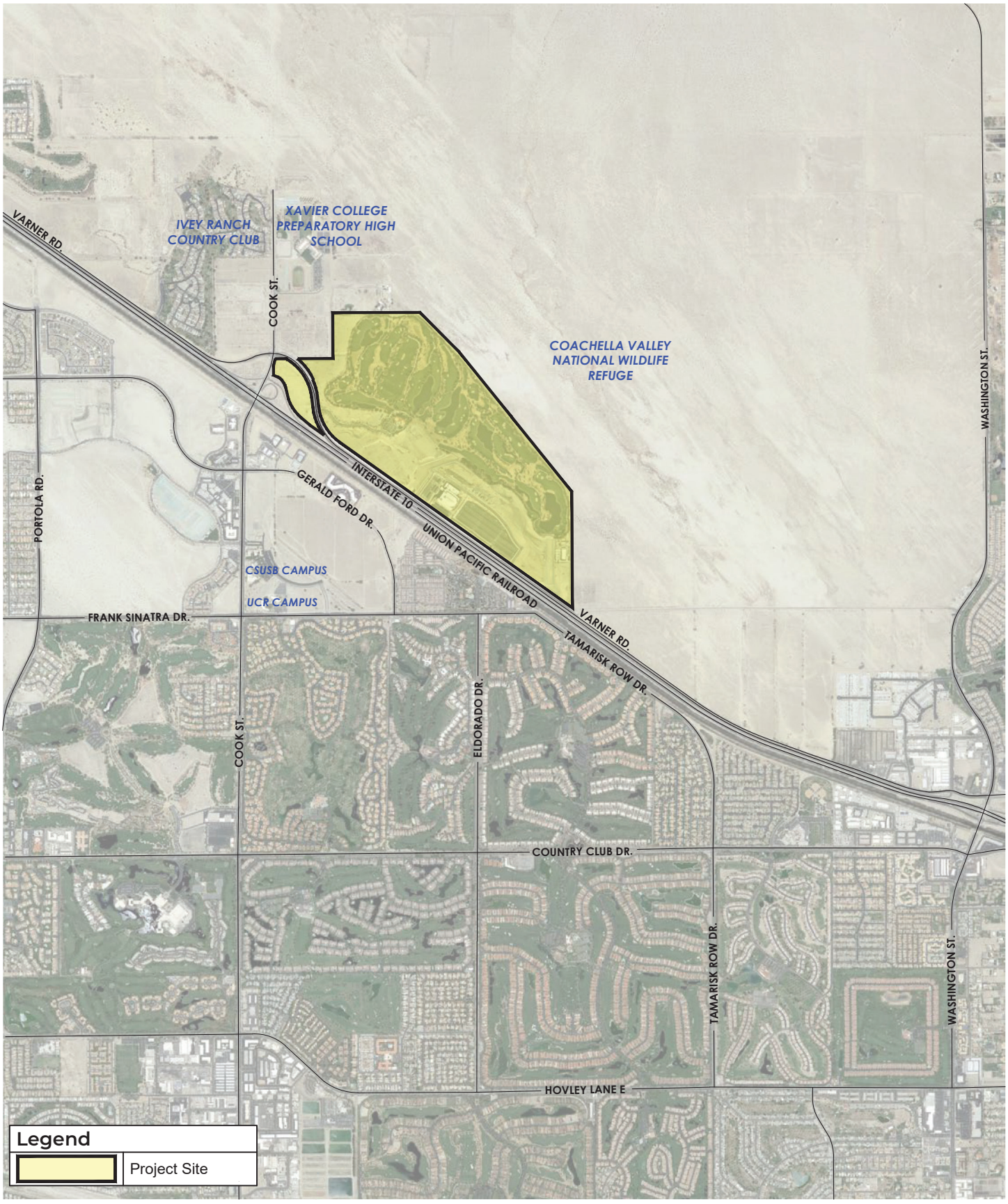
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **1**

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Specific Plan No. 343 Plan Regional Location Map

342-003-22



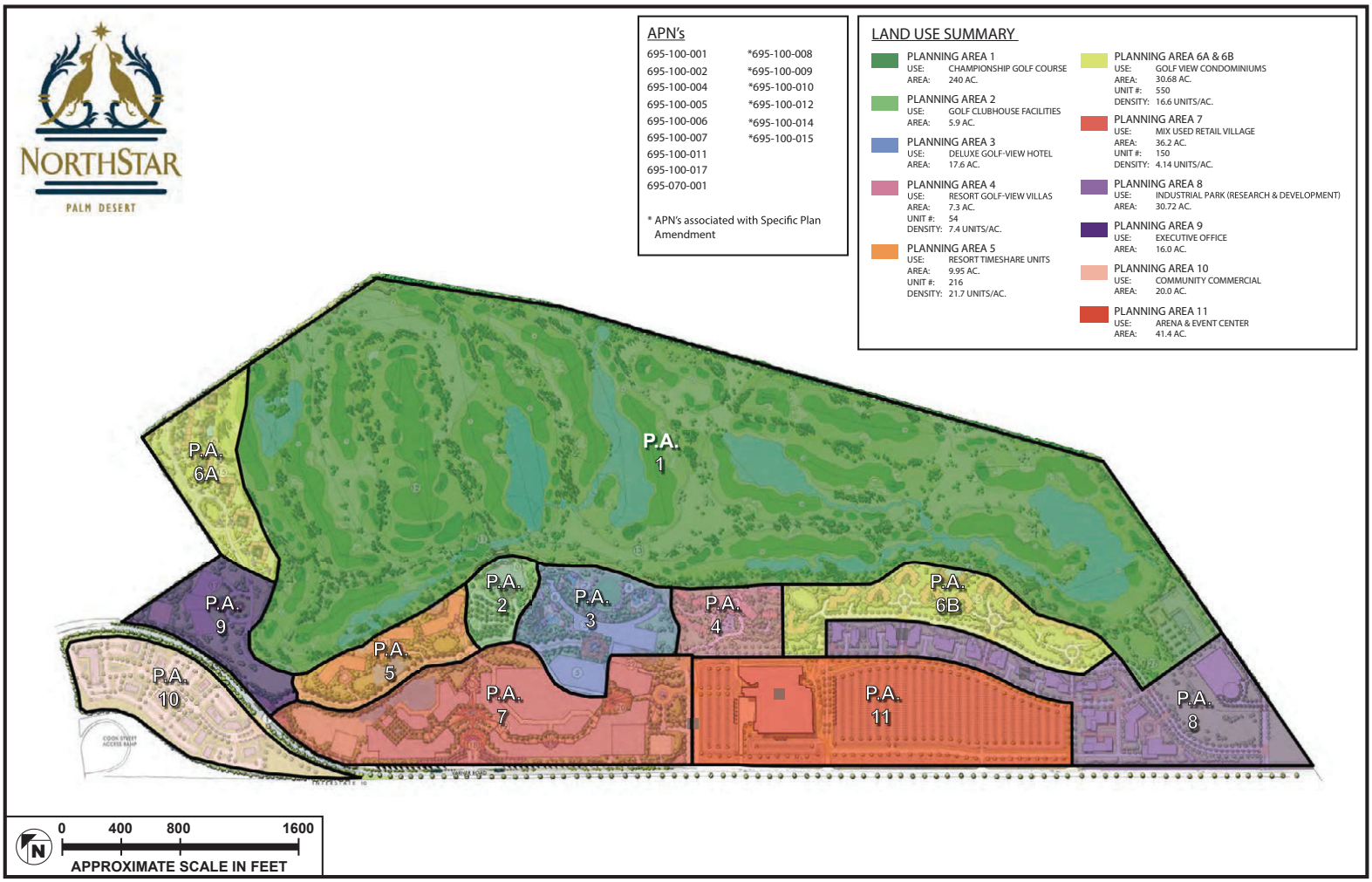
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **2**

Meridian Consultants

Specific Plan No. 343 Vicinity Location Map

342-003-22



SOURCE: The Altum Group - 2022

FIGURE **3**

Meridian Consultants

Approved Specific Plan No. 343 Conceptual Land Use Map

342-003-22

The proposed Project proposes 449.9 gross acres of multi-phased development with a blend of the following land uses: open space recreation, commercial tourist, mixed use, very high density residential, and commercial retail. The land uses and Planning Areas for the proposed Project are shown in **Table 2.0-2: Land Use Summary–Proposed Classic Club Specific Plan Amendment** and **Figure 4: Classic Club Specific Plan Amendment Conceptual Land Use Map**.

Table 2.0-2
Land Use Summary
Proposed Classic Club Specific Plan Amendment

Planning Area	Land Use Description	Land Area (Acres)	D.U. / Acre	Dwelling Unit Total	Maximum Floor Area (SQ. FT.)
1	Open Space Recreation	237.1	N/A	N/A	NIA
2	Open Space Recreation	6.1	N/A	N/A	81,000
3	Commercial Tourist	19.8	N/A	N/A	366 (key), 25,000-square-foot spa, 32,000 square feet of meeting rooms
4	Mixed Use	59.7	15-30	500	275 hotel keys 250,000 square feet of commercial
5	Mixed Use	10	4-14	100	125 hotel keys
6	Very High Density Residential	12.3	15-30	205	N/A
7	Mixed Use	35.3	N/A	150	400,000
8	Mixed Use	11.9	4-14	150	125 hotel keys
9	Commercial Retail	16.2	N/A	N/A	75,000
10	Commercial Tourist	41.5	N/A	N/A	260,000 35,000
TOTAL		**449.9**[1]	N/A	**1,105**	**1,158,000 sq. ft. and 891 Key Hotel**

[1] *The Specific Plan boundary has not changed. However, the total proposed Project acreage has been adjusted to accurately reflect recorded parcels. For this reason, the Approved Specific Plan No. 343 shows the total acreage as 455.75 while the Proposed Classic Club Specific Plan Amendment references 449.9 acres.*

Notes:
The proposed Classic Club Specific Plan Amendment has reorganized the previous SP's Planning Area (PA) numbering to reflect the latest land use plan. See table below for PA numbering conversion.
The proposed Classic Club Specific Plan Amendment would allow for the conversion of hotel rooms to multifamily residential units (1 hotel key per .8 residential units) and multifamily residential units to hotel rooms (.8 residential units per 1 hotel key) without the need for additional specific plan amendments.

The proposed Project also combines some Planning Areas and renumbers others to facilitate the new entertainment and hospitality focus but, as explained above, no changes are proposed to the previously developed planning areas (now Nos. 1, 2 and 10). A comparison of planning area numbering changes between this Specific Plan Amendment and the Approved Specific Plan No. 343 are shown in **Table 2.0-3: Planning Area Numbering Comparison**, below.

Table 2.0-3
Planning Area Numbering Comparison

Planning Areas for Approved Specific Plan No. 343	Planning Areas for Proposed Classic Club Specific Plan Amendment
4, 6b, 8	4
6a	6
9	8
10	9
11	10

Notes:

The proposed SPA would eliminate approximately 381,000 sf of industrial space and 230,000 sf of office uses and would allow for an additional 591 hotel keys, 260 multi-family residences, and 225,000 sf of commercial FAR.

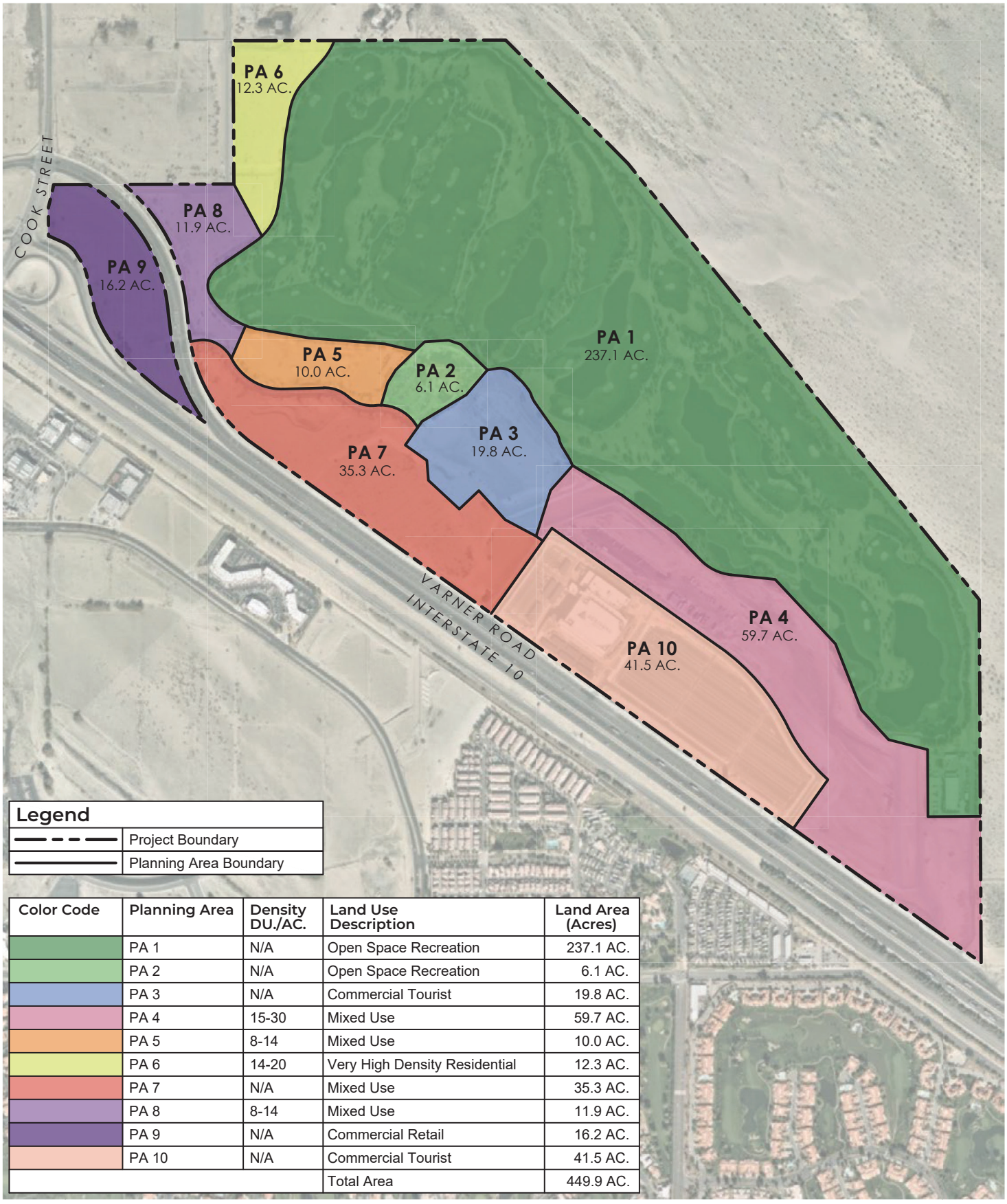
PA 8 may be developed alternatively with 75,000 SF of commercial recreational uses in place of the 250 hotel keys and 125 residential units. This option would result in project totals of 1,080 residential units, 966 hotel keys and 1,233,000 SF of commercial FAR.

Source: MSA Consulting Inc, June 2023.

Specifically, the proposed Project includes the following changes to the Planning Areas: (1) combining Planning Areas 4, 6B, 8 into one Planning Area (Planning Area 4) and replacing the industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; (2) allowing for multi-family residential and hospitality uses in Planning Area 5; (3) removing office uses and replacing with hospitality and multi-family residential uses in Planning Area 9; and (4) expanding allowable uses to include retail, hotels, convenience stores, markets in Planning Area 10. It will also allow for minor boundary adjustments between Planning Area 1 and Planning Area 4, and a boundary adjustment between Planning Area 1 and Planning Area 3.

The landscape concept for the proposed Project is shown in **Figures 5** and **6**. The proposed conceptual landscape plan creates a landscape structure that acknowledges the existing golf course environment and integrates new environments that are tailored to the future retail, hospitality, entertainment, and residential areas. Three landscape typologies are proposed for the Project Site:

- The Valley Landscape (Zone A) responds to water consumption sensitivities and reflects the environment of the Coachella Valley. It will serve as a structural accent in common areas and provide shade for parking areas as a part of a minimal but functional planting arrangement.



Legend	
— — —	Project Boundary
———	Planning Area Boundary

Color Code	Planning Area	Density DU./AC.	Land Use Description	Land Area (Acres)
	PA 1	N/A	Open Space Recreation	237.1 AC.
	PA 2	N/A	Open Space Recreation	6.1 AC.
	PA 3	N/A	Commercial Tourist	19.8 AC.
	PA 4	15-30	Mixed Use	59.7 AC.
	PA 5	8-14	Mixed Use	10.0 AC.
	PA 6	14-20	Very High Density Residential	12.3 AC.
	PA 7	N/A	Mixed Use	35.3 AC.
	PA 8	8-14	Mixed Use	11.9 AC.
	PA 9	N/A	Commercial Retail	16.2 AC.
	PA 10	N/A	Commercial Tourist	41.5 AC.
			Total Area	449.9 AC.

N NOT TO SCALE

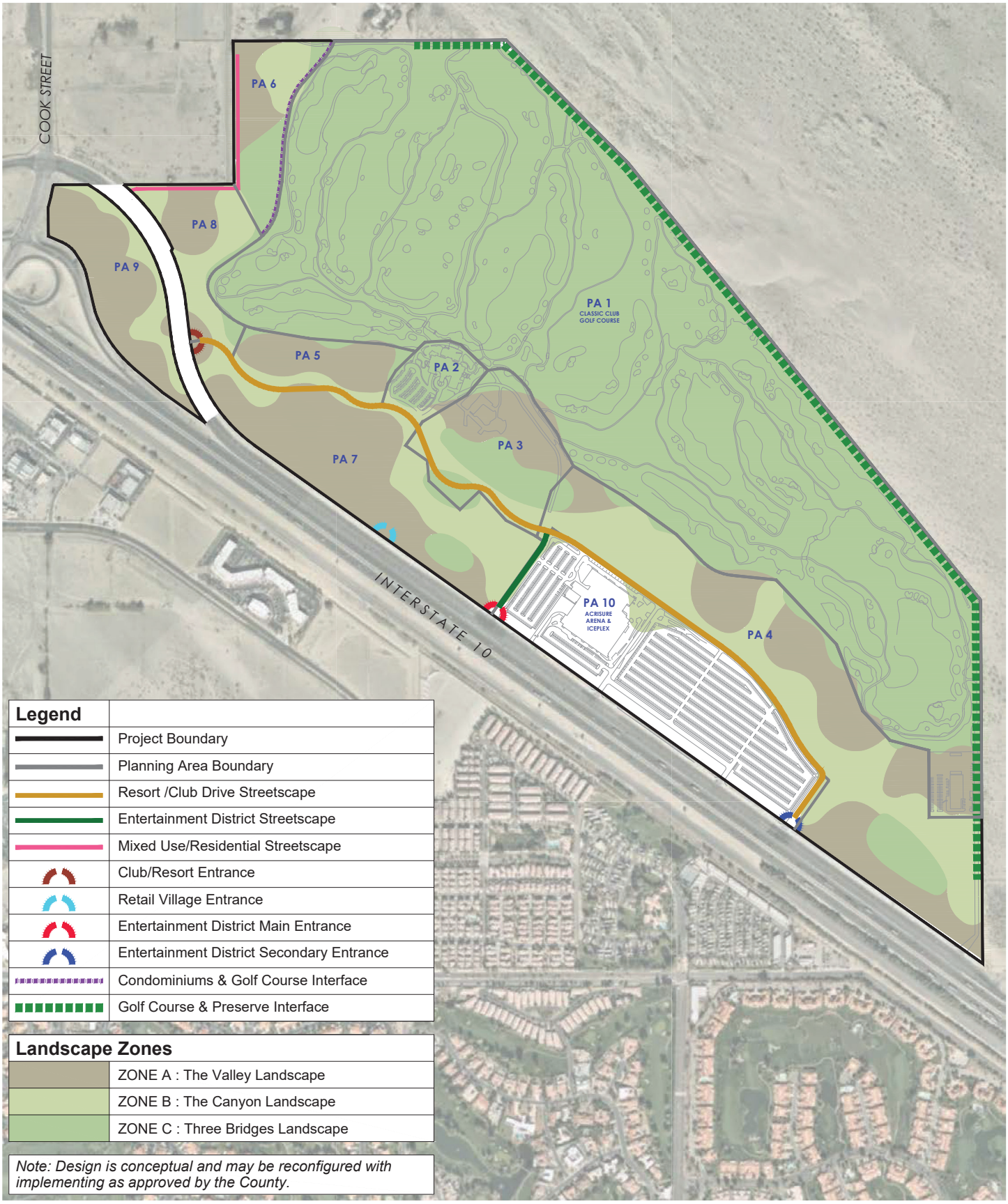
SOURCE: MSA Consulting, Inc.; 2023-09-29

FIGURE **4**

Meridian Consultants

Classic Club Specific Plan Amendment Conceptual Land Use Map

342-003-22



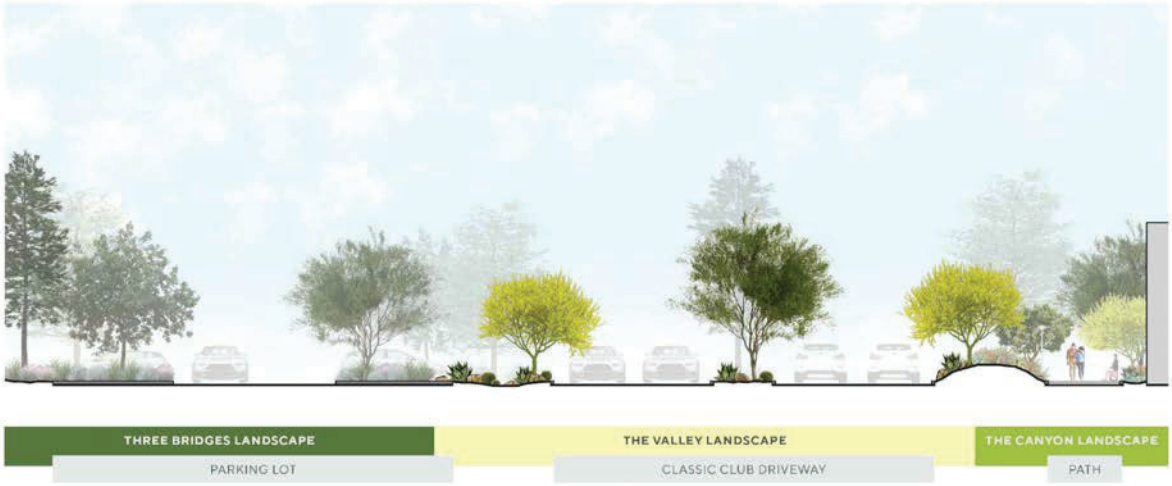
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **5**

Meridian Consultants

Conceptual Landscape Plan

342-003-22



Typical Valley Landscape (Zone A) Section



Typical Canyon Landscape (Zone B) Section



Typical Three Bridges Landscape (Zone C) Section

SOURCE: MSA Consulting, Inc.; 2023

FIGURE **6**

Meridian Consultants

Conceptual Landscape Zones

342-003-22

- The Canyon Landscape (Zone B) is the most diverse environment, blending the two other typologies. Creating a more intimate scale in the primary pedestrian spaces has the flexibility to function as climate mitigation, architectural accent, and visual interest.
- The Three Bridges (Zone C) palette has been borrowed from the existing Classic Club Golf Course that helps to provide windbreaks and trap errant sand blown in from the adjacent open spaces. Evergreen canopy trees provide a backdrop and shade for the proposed fitness trails.

Planning Areas

Planning Area 1: Open Space Recreation

Planning Area 1 is shown in **Figure 7: Planning Area 1** and is fully constructed with an 18-hole championship golf course occupying 240 acres. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of the Riverside County Zoning Ordinance, No 348:

1. Golf courses and appurtenant facilities, including clubhouses. A clubhouse is permitted to have customary retail shop and restaurant facilities.
2. Lakes, including noncommercial fishing therefrom.
3. Parking lots, only for above-listed permitted uses, pursuant to the provisions of Section 18.12 of the Riverside County Zoning Ordinance, No. 348, except that not less than five percent of the interior of such parking lots shall have distributed landscaping in addition to the landscaping requirements of Section 18.12 of the Riverside County Zoning Ordinance, No. 348.
4. Water wells and appurtenant facilities.
5. On-site identification signs, maximum size – ten square feet.

Planning Area 2: Open Space Recreation

Planning Area No. 2 is fully constructed with an 81,000-square-foot, three-story golf clubhouse facility, as shown in **Figure 8: Planning Area 2**. The golf clubhouse includes typical golf-related amenities such as a pro-shop, golf cart storage/maintenance, locker rooms, offices, and restaurant, lounge, and banquet facilities.

Planning Area 3: Commercial Tourist

Planning Area 3 is shown in **Figure 9: Planning Area 3**. This area is designated for a 366-key resort hotel. The hotel would be of Mediterranean architecture and the tallest building on the Project Site. Hotel parking would be located in surface parking lots and basement levels within the hotel. The hotel facilities would include a service lobby with front desk, dining services, gift shop, administrative offices, restrooms, housekeeping, valet and room service, single loaded guestrooms, banquet rooms, entertainment/

conference facilities, spa, and pool. The hotel would have a gross area of about 1,000 square feet per room and include the following components:

- 25,000-square-foot spa
- 32,000 square feet of conference and meeting rooms
- A three-meal restaurant and lobby bar
- A fine dining restaurant

Planning Area 4: Mixed Use

Planning Area 4, shown in **Figure 10: Planning Area 4**, is proposed as a mixed-use center located north and east of the Acrisure Arena. It is planned to include a collection of national and local retailers, restaurants, and family entertainment facilities, organized around a central promenade fronting the Classic Club Golf Course with connectivity to the adjacent Acrisure Arena. Multi-story residential, limited service extended stay hotels and a fitness center offering wellness services such as aerobic and muscular fitness training, nutritional guidance, interior or exterior pools, and sports courts would also be proposed within this planning area.

Planning Area 5: Mixed Use

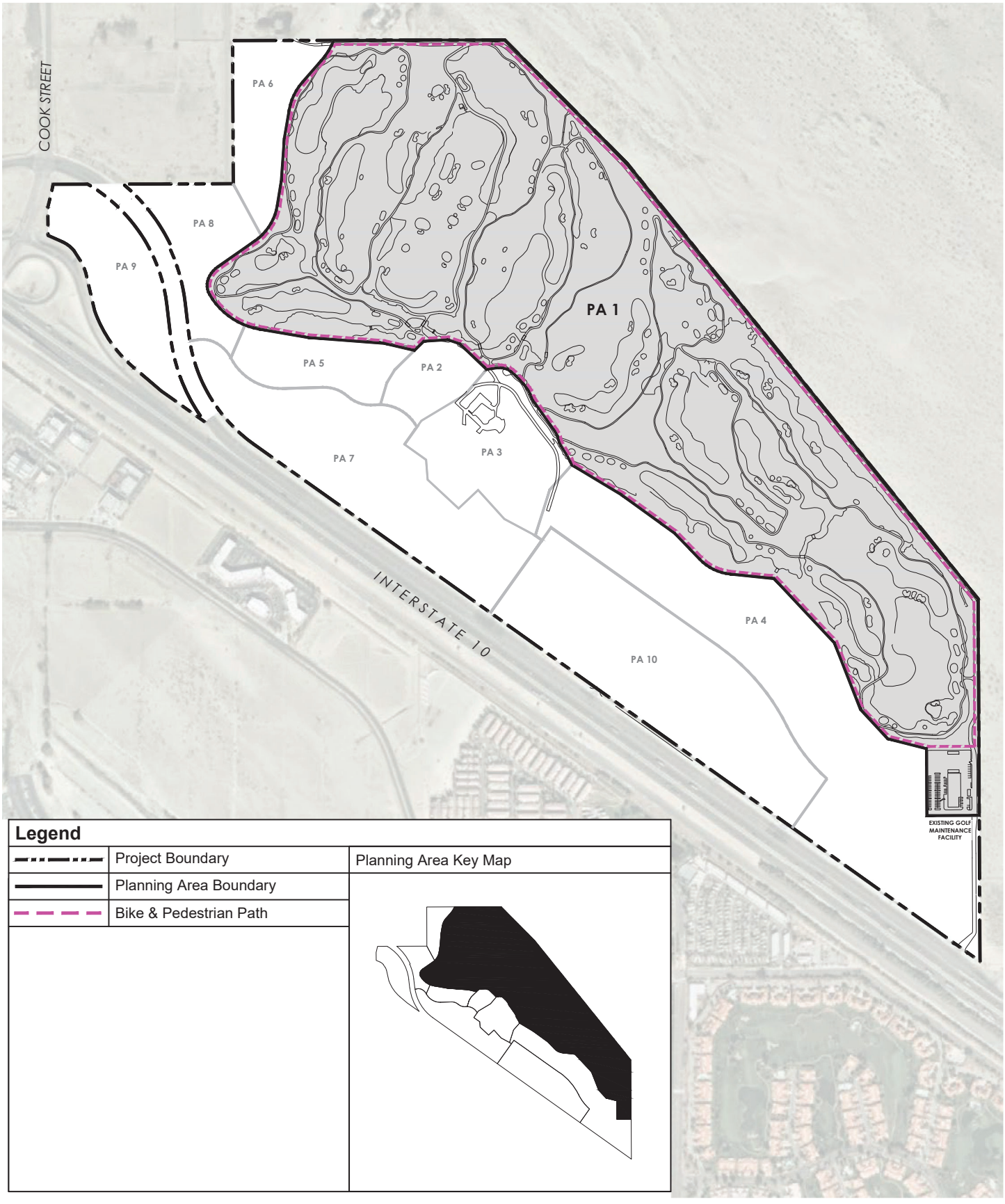
This planning area would be located on the east side Varner Road, along the 1st fairway of the golf course, as shown in **Figure 11: Planning Area 5**. This area would accommodate approximately 100 multi-family resort rental units and a 125-key limited service, extended-stay hotel. Buildings would be constructed with podium or underground parking. The Hotel and the Resort rental components would include pool facilities and separate offices providing marketing and sales.

Planning Area 6: Very High Density Residential

Planning Area 6 at the most north westerly portion of the Project Site, as shown in **Figure 12: Planning Area 6**, would include construction of luxury Golf View Condominiums. A total of 205 luxury condominium units would be constructed in this Planning Area. The units would be available in various sizes and configurations. These luxury condominiums are allowed in this Planning Area under the existing entitlements, and the proposed Project does not include any modifications to this Planning Area.

Planning Area 7: Mixed Use

Planning Area 7, shown in **Figure 13: Planning Area 7**, would be a retail village occupying 400,000 square feet. This mixed-use retail village would be comprised of multiple floors. Shops and restaurants would be provided on the ground floor. The second floor would consist of office uses and the possibility of additional retail uses. The third floor would have residences, and parking would be located underground or in attached structures. These are all allowed uses in this Planning Area under the existing entitlements, and the proposed Project does not include any modifications to this Planning Area.



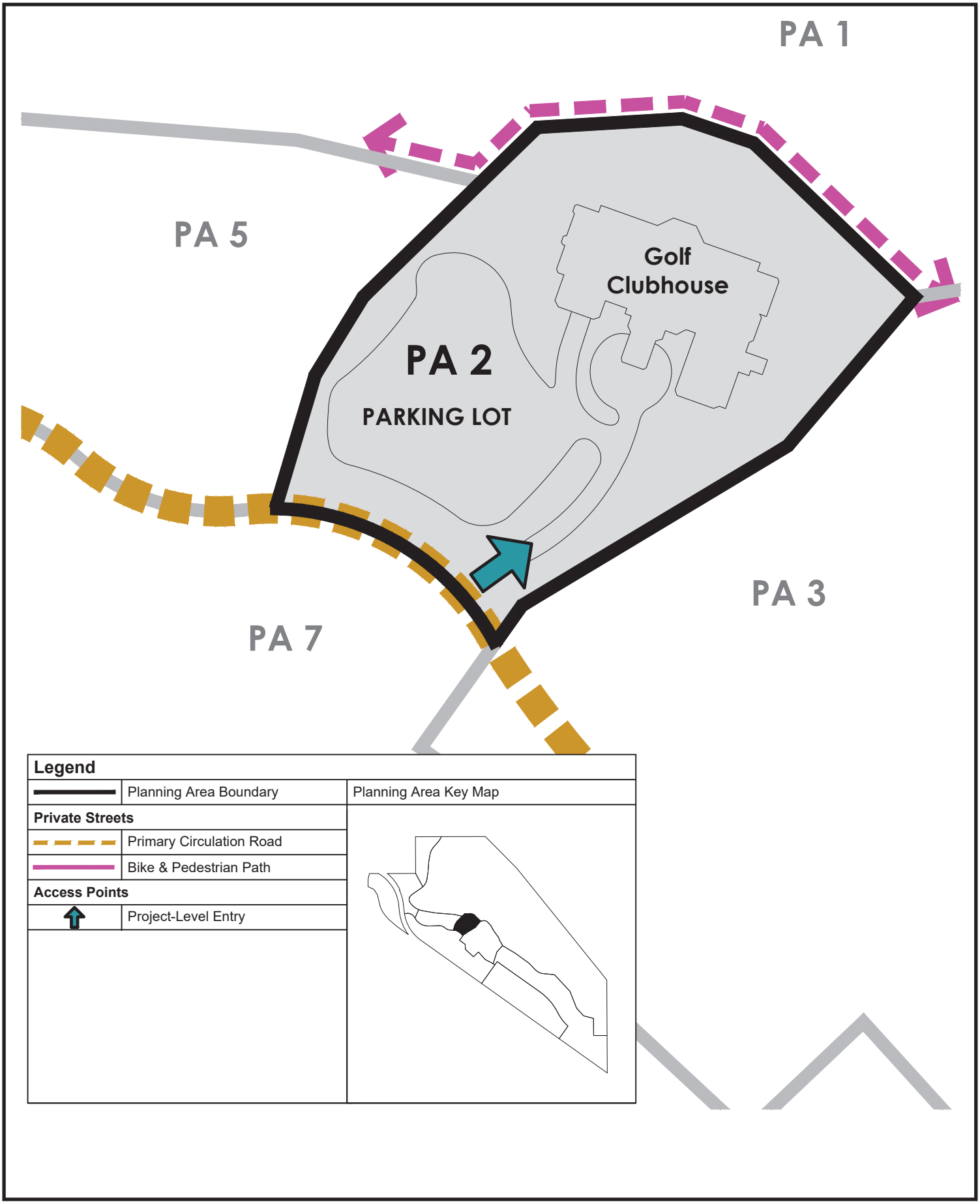
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **7**

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Planning Area 1

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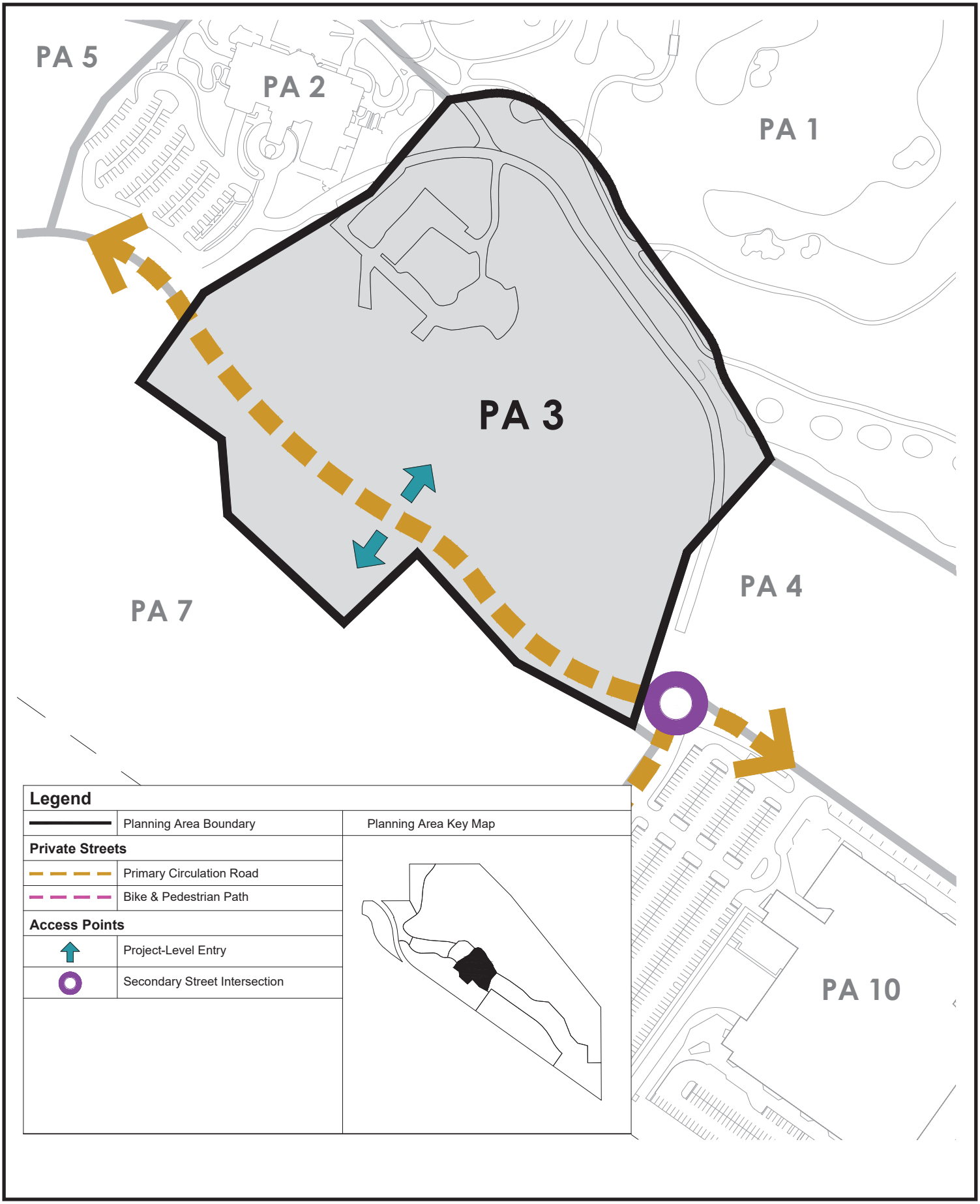
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **8**

Meridian Consultants

Planning Area 2

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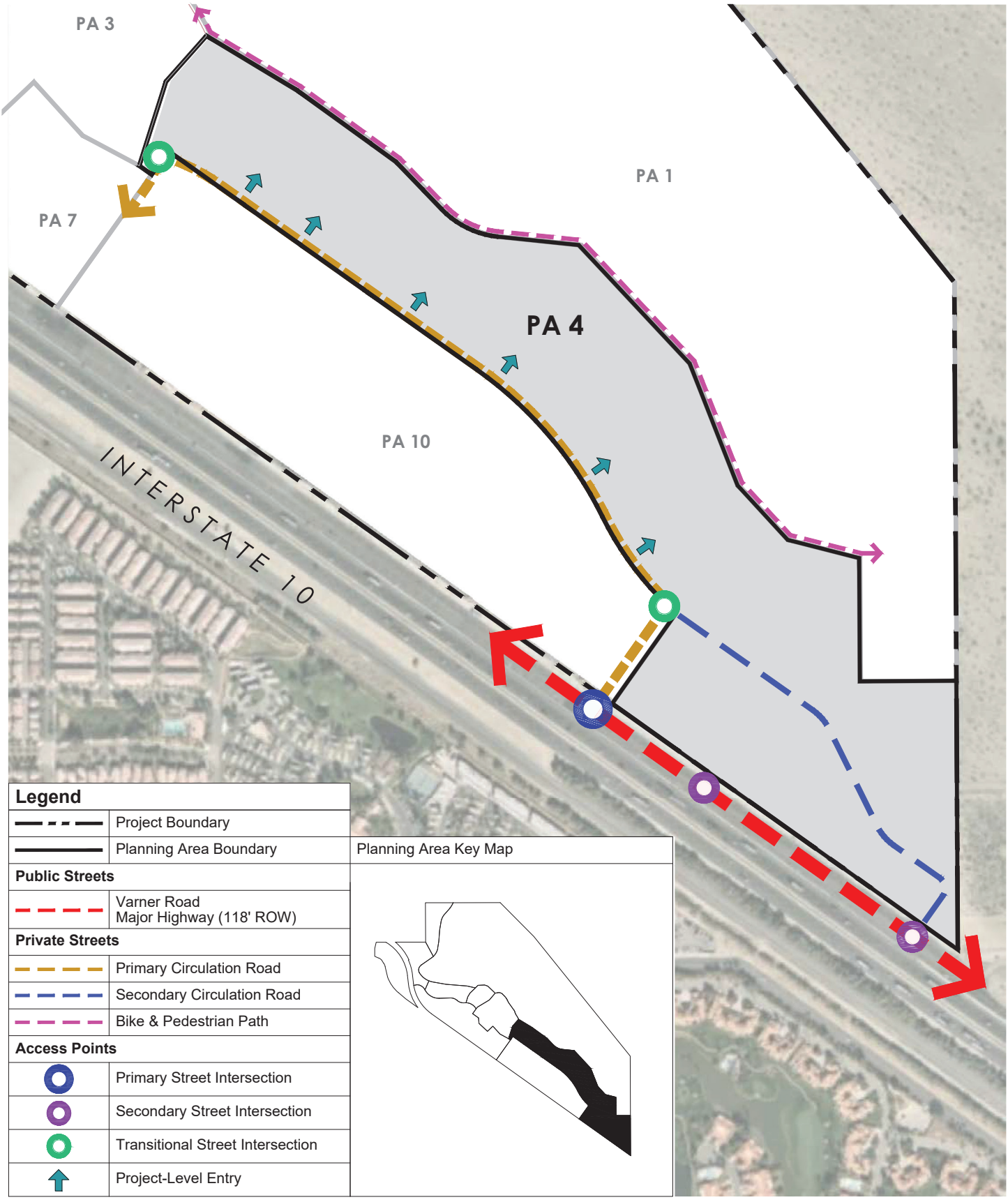
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **9**

Meridian Consultants

Planning Area 3

342-003-22



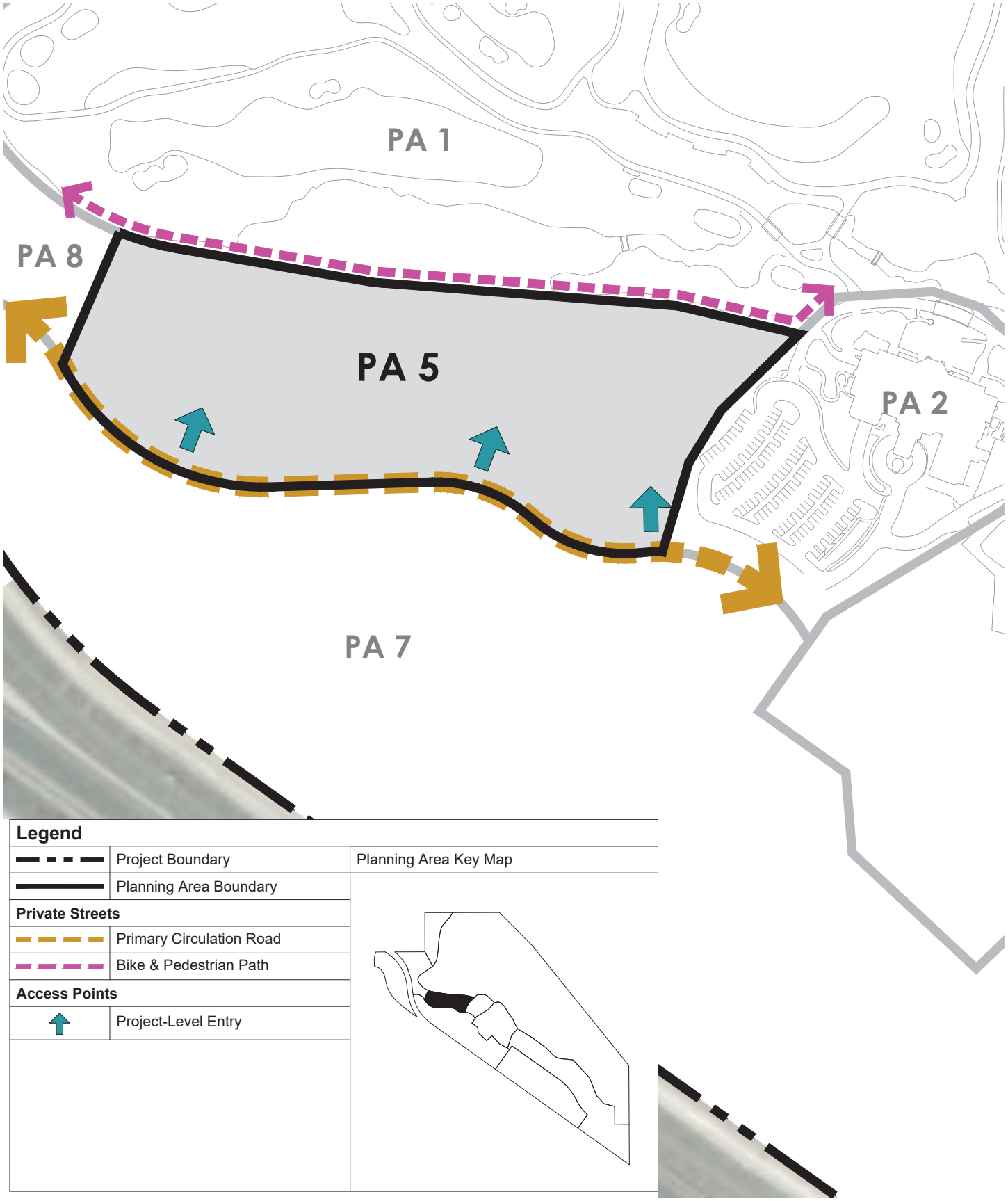
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **10**

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Planning Area 4

342-003-22



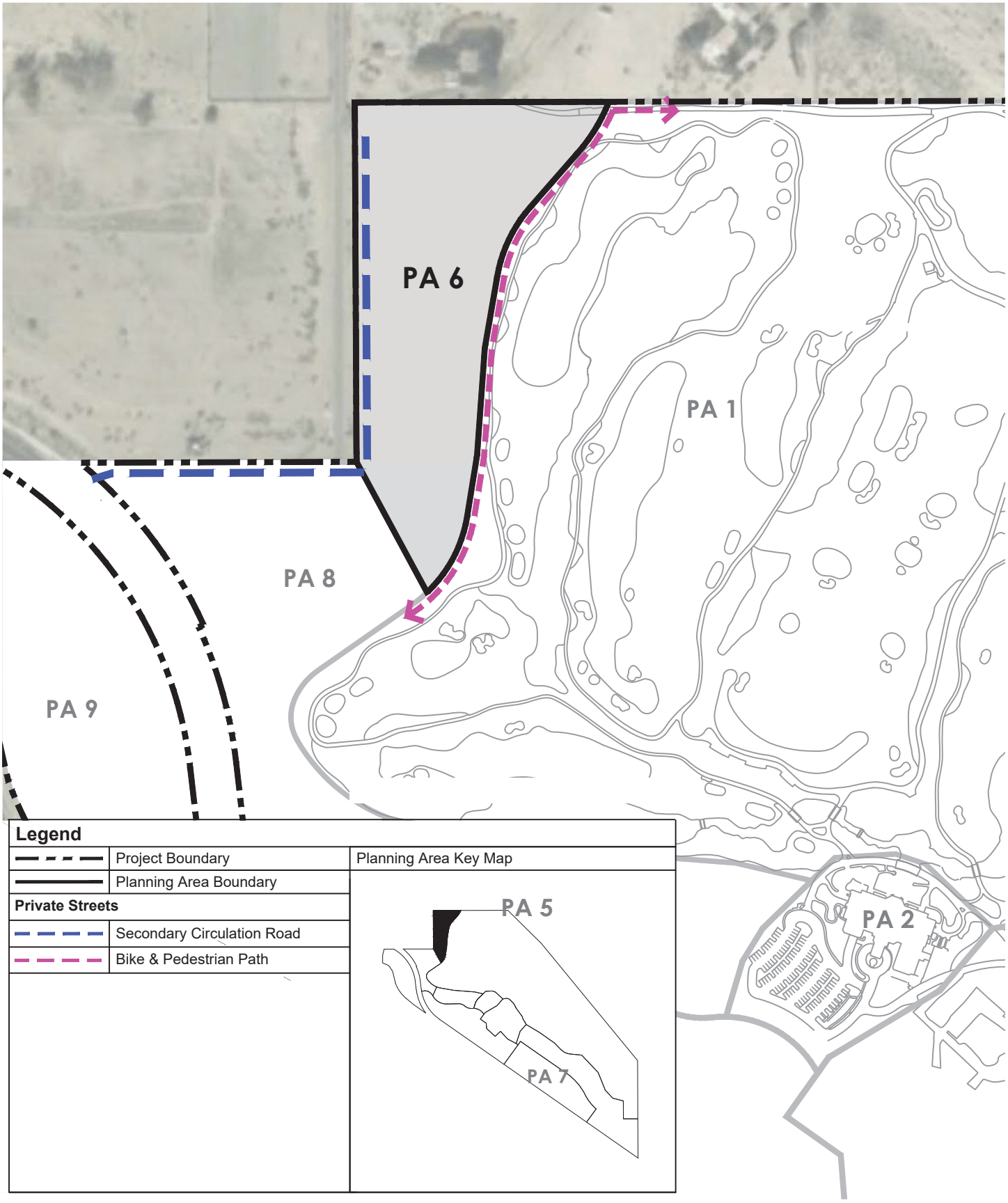
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **11**

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Planning Area 5

342-003-22



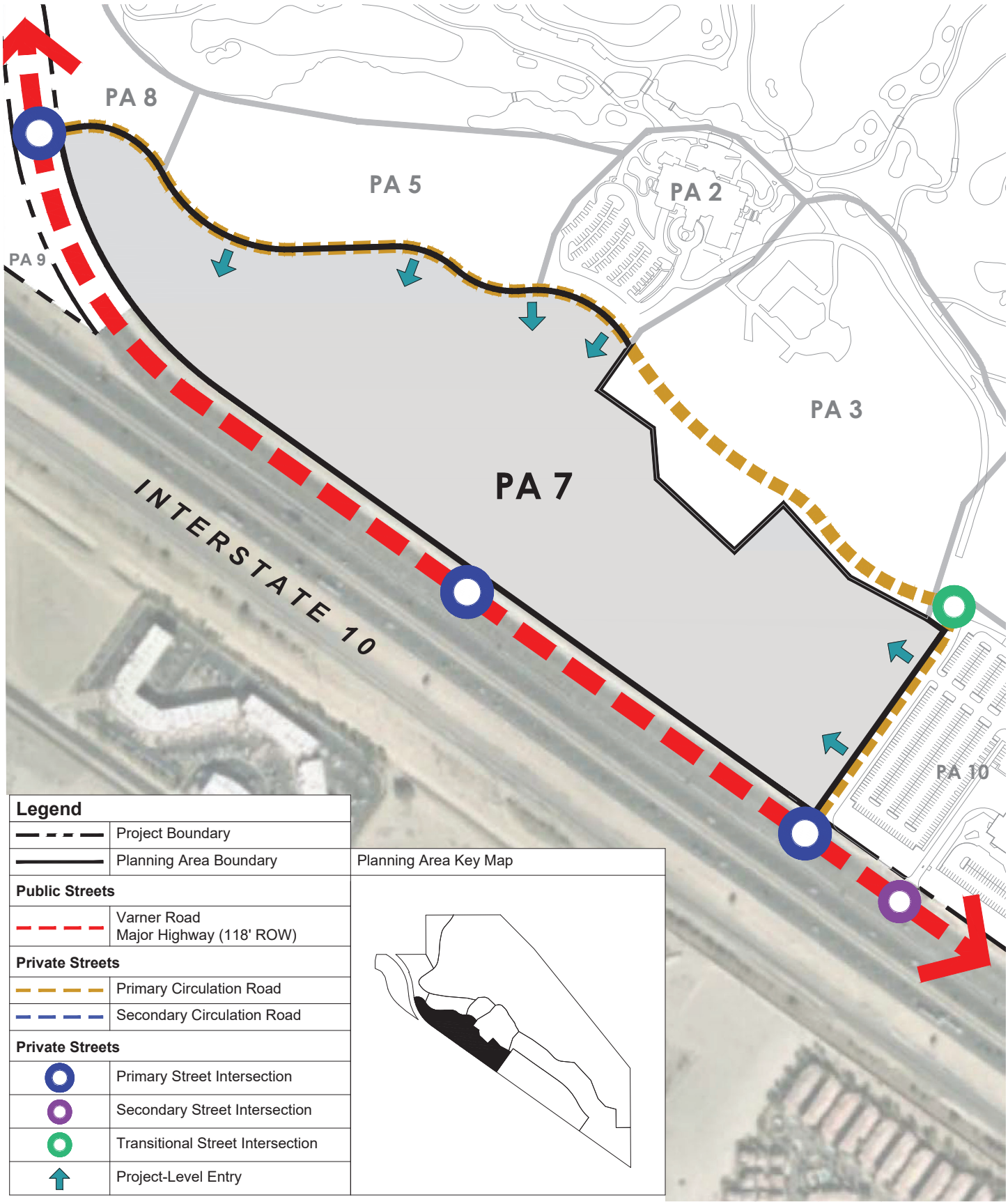
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **12**

Meridian Consultants

Planning Area 6

342-003-22



SOURCE: MSA Consulting, Inc.; 2023

FIGURE **13**

Meridian Consultants

Planning Area 7

342-003-22

Planning Area 8: Mixed Use

This Planning Area would be situated on the east side of Varner Road and adjoins the 2nd fairway of the golf course, as depicted in **Figure 14: Planning Area 8**. This area would accommodate approximately 150 multi-family apartment units and one or two limited service, extended-stay hotels, totaling 125 keys. The hotel and apartment components would include pool facilities and resident amenities. The multi-family apartments would be visible along Varner Road when entering the Project Site at Classic Club Drive.

Planning Area 9: Commercial Retail

Planning Area 9 would be the only planning area physically separated from the remainder of the Project Site, as shown in **Figure 4** and **Figure 15: Planning Area 9**. The commercial retail center within Planning Area 9 would be located adjacent to the I-10 freeway and south of Varner Road and would accommodate up to 75,000 square feet of retail space including multiple tenants with a variety of commercial uses. Building configurations and square footage would be dependent upon market conditions and specific uses determined prior to submittal of a Plot Plan application.

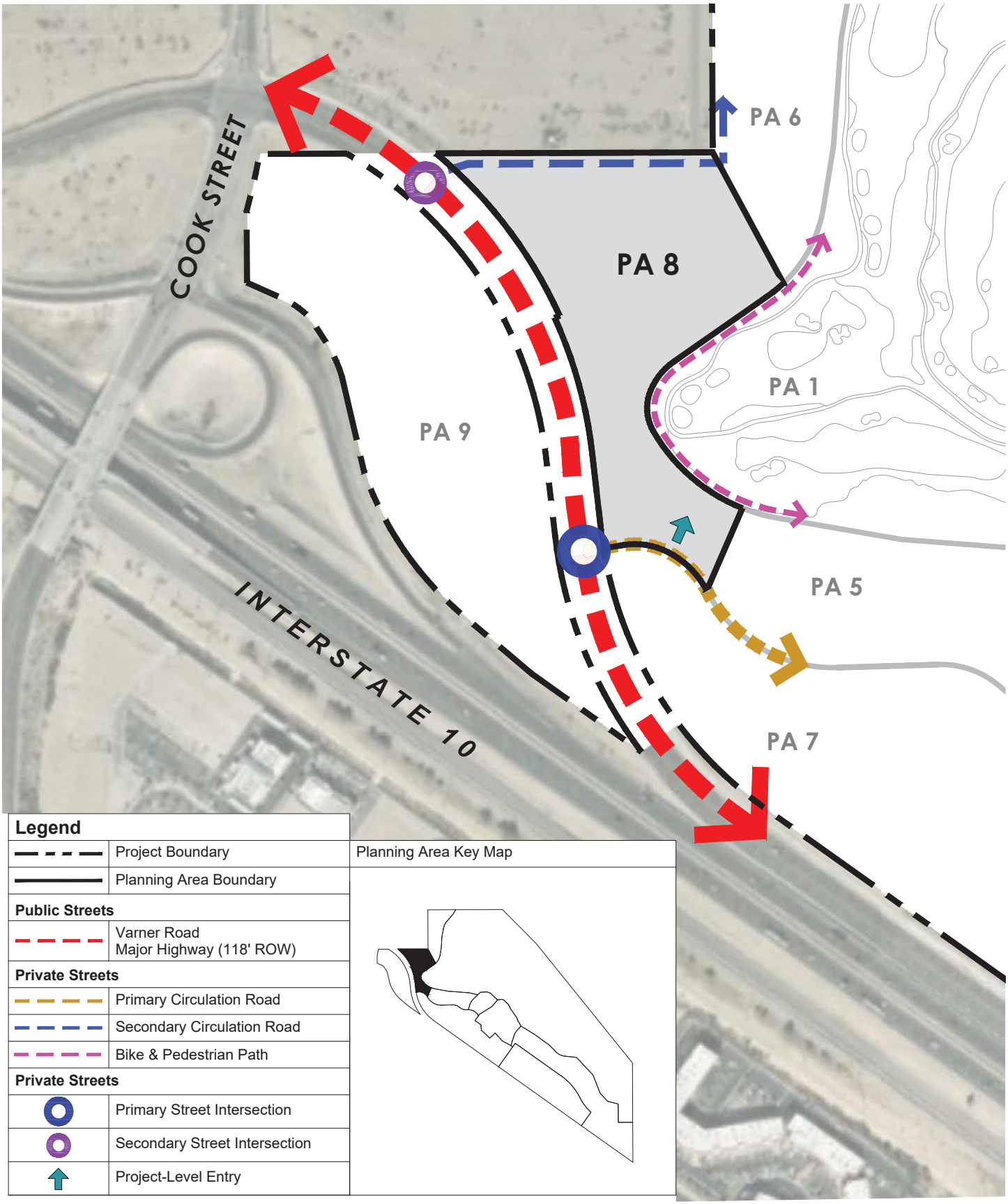
Planning Area 10: Commercial Tourist

Planning Area 10 contains the fully constructed Acrisure Arena, as shown in **Figure 16: Planning Area 10**. The facility includes a multi-purpose arena and event center, hockey training facility with practice ice, retail skate shop, public open space, and surface parking (totaling approximately 295,000 square feet). This arena (approximately 260,000 square feet) hosts an American Hockey League team and provides a year-round venue for other events in the Coachella Valley, including concerts, family shows, other sporting events, cultural events, conferences, and conventions. As shown in **Figure 4**, this Planning Area is located between the Mixed-Use Planning Area 4 to the north and Varner Road to the south, and will be integrated into the village concept established by the proposed Classic Club Specific Plan Amendment through a network of streets and pedestrian corridors.

Proposed Project Development Vision

The proposed Project includes a mix of retail, residential, restaurants, and sports-oriented family entertainment venues, as well as pedestrian promenades with landscaping to provide shade. Building design and overall architecture would be based on a distinctive "California Modern Desert" style characterized by articulated massing, varied parapet heights, layering of materials, variable roof planes, and shading techniques. Streets would be designed as corridors not only for vehicles but also pedestrians, electric vehicles, and bicycles. Formal and informal outdoor public spaces would also be provided. The proposed mixed uses allow for varied uses in any number of combinations, such as:

- Multi-Family, Multi-story Residential Units with surface and covered parking are assembled into a composition adjacent to golf course. Arranged in clusters, these buildings form parking courts on the inside and pedestrian-scaled green spaces on the outside. Parking is located to the center of the site to maximize the aggregated landscaped areas along the community perimeter. The architecture will consist of predominantly contemporary forms with a mixture of exterior materials including plaster, cement fiber board, and brick or stone veneer. Roofs will be a mixture of sloped planes and flat areas with parapets screening roof top equipment.
- Full-Service Resort Hotels serve destination resort guests visiting The Classic Club Golf Course or merely attending a concert at the Acrisure Arena. The adjacent residential community will benefit from nearby accommodations for business travelers and guests in hotels with a variety of room types and amenities, including gathering zones, meeting facilities, outdoor pool amenity areas, and the adjacent Classic Club Golf Course. These hotels are generally part of a national brand with a distinctive prototype architectural look and layout, which can be adapted to the local environment and desert design aesthetic. Additionally, selecting boutique hotels should complement the healthy, pedestrian oriented lifestyle and provide a unique and intimate experience for visitors and guests.
- Limited-Service Business Hotels will be situated throughout Classic Club to offer business style hotel rooms, adjacent convenient support retail, and food related services, as well as guest accommodations for the residential community. Many limited-service hotels support business travelers that desire operations where families can stay for multiple days in a suite environment with or without kitchen areas.
- Life-Style Retail/Restaurant Centers consist of a collection of national and local retailers, restaurants, and family entertainment venues organized around a central pedestrian “Promenade.” Sit-down fine dining restaurants and lifestyle centers with outdoor dining will be organized around the “Promenade” with shade and water features to create an inviting outdoor space. The Promenade will also create opportunities for local community functions, outdoor concerts, and general place making.
- Full-Service Fitness Centers offer a complete workout environment for local residents and resort guests. Members have access to luxury amenities, expert instructors, and fitness classes. A fitness center can offer a multitude of wellness services such as physical activity, aerobic and muscular fitness, as well as nutrition services. Full service fitness centers will also offer interior and / or exterior pools and sports courts.
- Sports Oriented Family Entertainment has had a tremendous resurgence over the past decade as a family fun experience by multiple generations. With adjacency to the Classic Club Golf Course, several golf-oriented family entertainment areas may be offered as follows.
- High Tech Golf Driving Ranges feature microchip golf ball technology that measures distance and accuracies. The contemporary architecture will feature iconic entry features and fenced driving range. Players tee off from a driving bay onto a landscaped outfield with targets ranging in distance from 20 to 215 yards. Players receive instant feedback on how far they have hit a shot and are allocated points based on distance and accuracy.



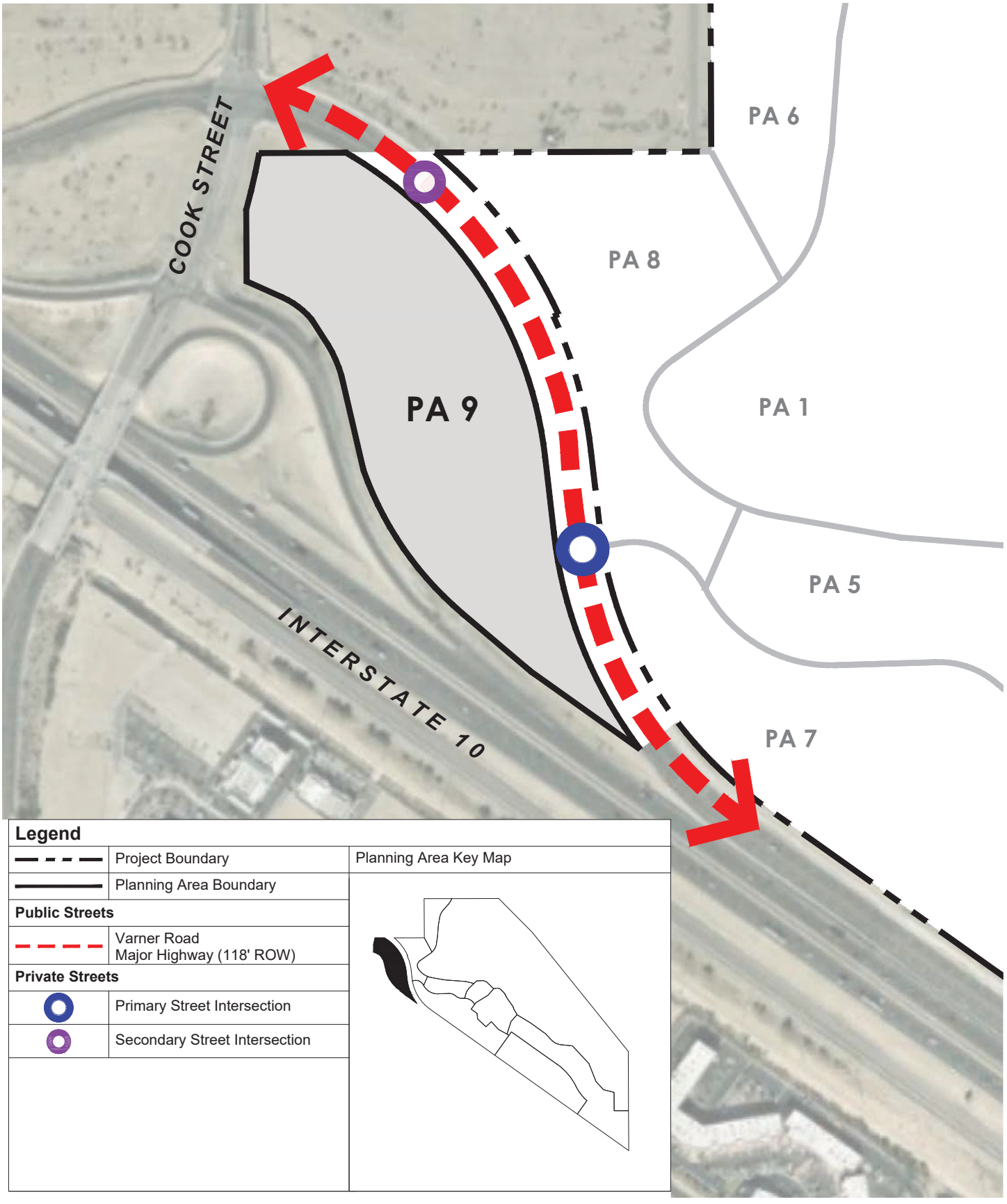
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **14**

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Planning Area 8

342-003-22



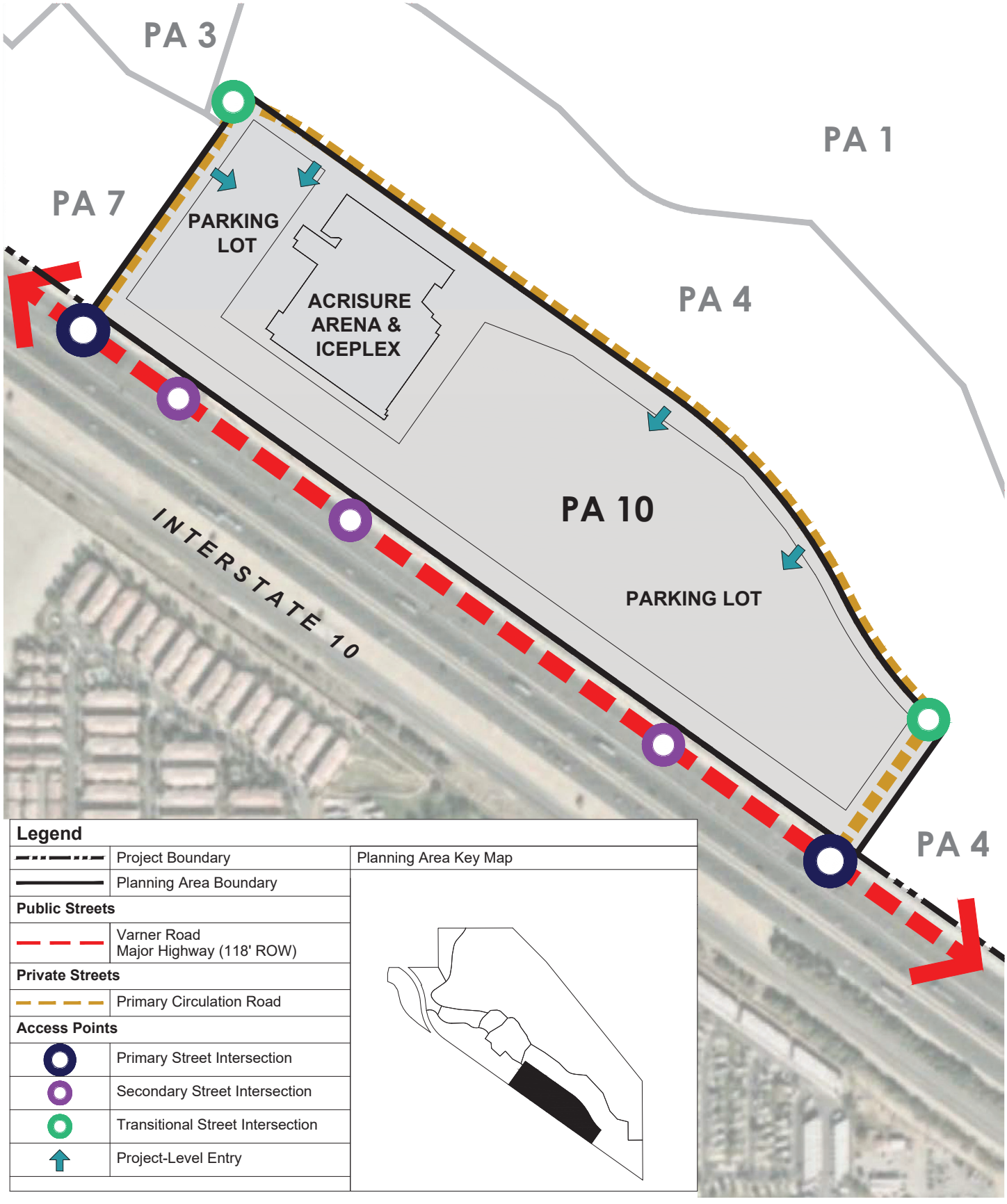
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **15**

Meridian Consultants

Planning Area 9

342-003-22



SOURCE: MSA Consulting, Inc.; 2023

FIGURE **16**

Meridian Consultants

Planning Area 10

342-003-22

- Putting Experience Centers are golf and casual dining centers that merge dynamic, technologically advanced golf environment with food and beverage experiences. Putting centers offer a variety of family fun and entertainment through interactive and competitive atmosphere.
- Pickleball Centers accommodate one of the fastest growing sports in America, played on a court half the size of a tennis court. The rules are a mix of tennis and ping pong and are easy and fun for all ages. Each venue offers indoor and outdoor spaces for both public and private parties, and typically hosts an impressive schedule of events including concerts, charitable fundraisers, and watch parties.
- The Acrisure Arena was constructed in 2022 and serves as the home arena for the American Hockey League's Coachella Valley Firebirds. It offers a year-round variety of professional hockey games, concerts, and other entertainment venues.

Proposed Project Development Standards

To ensure the orderly development of the land use plan on a community wide basis, the following project-wide development standards would be applied to the proposed Project:

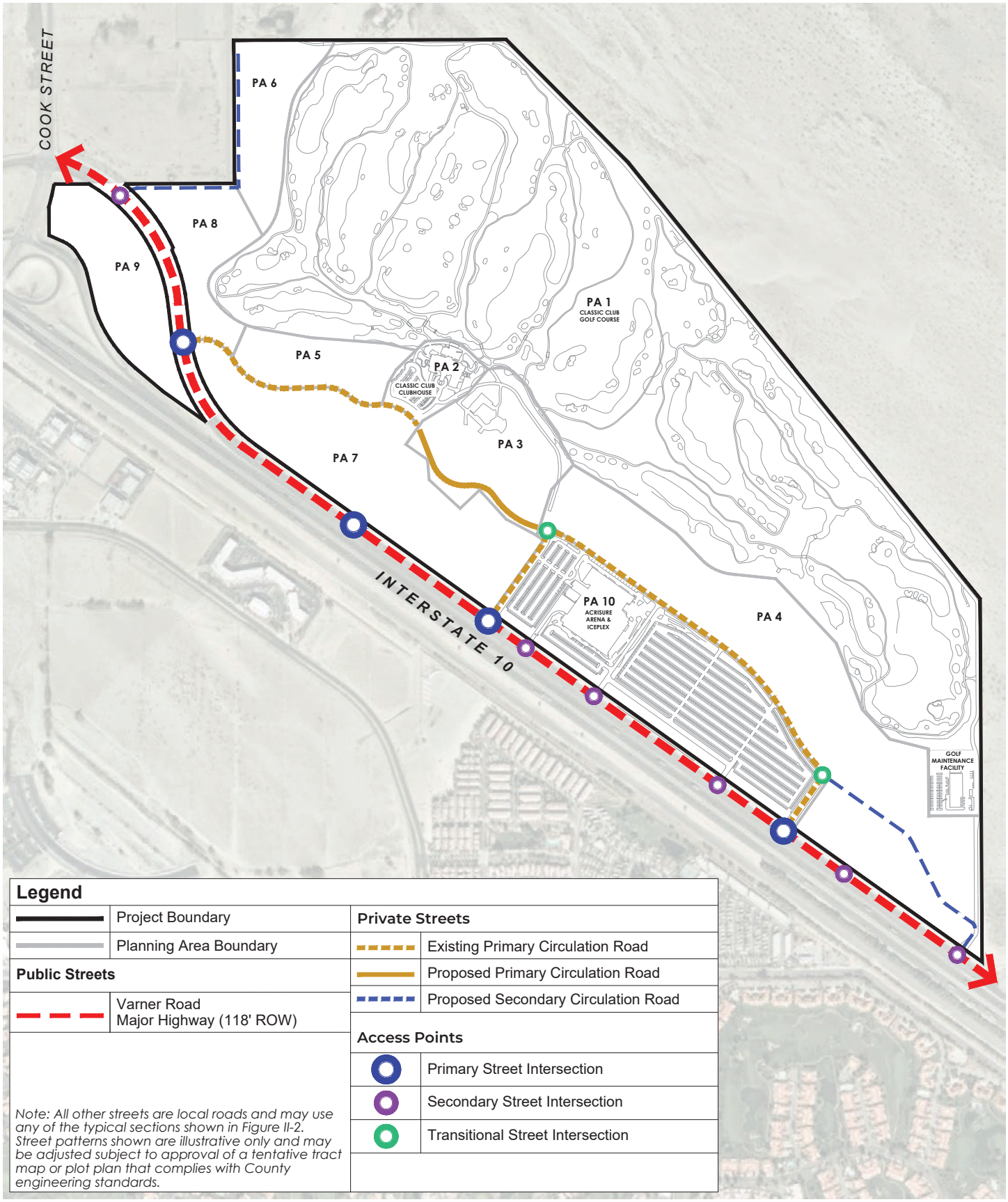
1. The Classic Club Specific Plan Amendment would develop a maximum of 1,105 dwelling units; 1,101,000 square feet of commercial retail space (Mixed Use); 18 holes of golf with 81,000-square-foot clubhouse and golf practice facilities (Open Space Recreation); a 295,000-square-foot arena, event center, and hockey training complex (Commercial Tourist), 941 hotel keys with 25,000 square feet of spa area and 32,000 square feet of meeting rooms (Commercial Tourist, Mixed Use).
2. Land uses and development standards would be in accordance with the County development codes except as specifically modified by the Classic Club Specific Plan Amendment.
3. All development within the Project Site boundaries would be consistent with the Classic Club Specific Plan Amendment and subsequent amendments on file with the County Planning Department.
4. Prior to the issuance of a building permit for any land use associated with the proposed Project, the applicant shall first obtain clearance from the County Planning Department verifying that all pertinent sections of the Classic Club Specific Plan Amendment have been satisfied.
5. Lots created pursuant to the Classic Club Specific Plan Amendment shall be in conformance with the development standards contained in the Classic Club Specific Plan Amendment.
6. Mitigation measures for environmental resources shall be implemented as identified in the certified Environmental Impact Report Mitigation Monitoring Program.
7. Development area boundaries shall follow the land use plan. Minor adjustments to these boundaries resulting from final road alignments, site specific development plans and/or technical or engineering refinements will not require a Specific Plan Amendment.
8. For the security and safety of future guests and residents, the applicant and/or developer shall incorporate the following design concepts within each individual development proposal:

- Adequate circulation for pedestrians, vehicles, police patrols, and other emergency vehicles.
- Lighting of streets, walkways, and bikeways.
- Appropriate fencing including location, height, and materials.

9. As final design occurs, planning areas may be built out at less than the density allocated, creating a remainder of un-built dwelling units. The developer may, subject to the approval of the Planning Director, draw upon the accumulated pool of residual dwelling units for use in other residential planning areas.
10. The Planning Director shall have both the authority to determine substantial conformance with the provisions of this Specific Plan and the authority to allow changes of 10% or less.
11. Unless modified by the Classic Club Specific Plan Amendment, development of the property shall be in accordance with the mandatory requirements of all County ordinances, including Ordinance Nos. 348 and 460, and shall conform substantially to the adopted Specific Plan as filed in the office of the County Planning Department, unless otherwise amended.
12. Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the County Planning Department and approved prior to issuance of any building permits.
13. The project proponent will work with the County and others to explore the possibility of providing affordable housing, either within the Specific Plan Area or alternative site(s) acceptable to the County.

Project Site Access

Access would be provided by Varner Road which runs parallel to the southern boundary of the Project Site and the northern boundary of Interstate (I-) 10. A circulation plan has been developed for the proposed Classic Club Specific Plan Amendment area, which is multimodal and includes vehicular, pedestrian, and bicycle systems. **Figure 17: Conceptual Vehicular Plan** shows the street system for the proposed Project. Varner Road intersects Cook Street (immediately west of the Project Site) and Washington Street (approximately three miles to the east). The County designates Varner Road as a Major Highway (118' right of way). Although depicted in the Riverside County General Plan as a Secondary Highway (100' right of way), the Varner Road cross section that is parallel to I-10 has been modified by the County Transportation department staff to accommodate projected growth associated with the Project Site and surrounding area. In areas where Varner Road abuts Planning Area No. 9 (Commercial Retail), a sidewalk and landscaped buffer would be incorporated on both sides, more typical of a standard street cross section. As shown in **Figure 17**, access into Planning Area No. 1 through Planning Area No. 8 and Planning Area No. 10 of the Classic Club Specific Plan Amendment area would be provided via signalized intersections along Varner Road. Multiple intersections along Varner Road would be signalized as warranted. Access points would be internally linked to offer multiple options for entering or leaving the



SOURCE: MSA Consulting, Inc.; 2023

FIGURE **17**

Meridian Consultants

Conceptual Vehicle Plan

342-003-22

Project Site. These access points have been strategically placed along the southern boundary of the Project Site (from west to east). The internal circulation pattern would be predominantly east/west with primary streets servicing the major development components and future local roads/driveways serving specific uses and individual properties. Primary access into the commercial area (Planning Area 9) would align with Classic Club Drive. Additional access points into the commercial area may be established as the proposed Project develops, but would be limited to right in/right out only unless an additional signal is warranted. Further south, the five intersections associated with the Acrisure Arena have already been constructed. In addition, portions of Classic Club Drive and Delfino Parkway have been built and are existing on-site.

Pedestrian & Bicycle Access

Pedestrian circulation would be accomplished by a system of sidewalks and walkways which provide connectivity throughout the Project Site, as shown in **Figure 18: Conceptual Pedestrian Circulation Diagram**. The pedestrian circulation system would provide a system of ADA compliant sidewalks and walkways which link together the Project Site, maximize safety and functionality by separating vehicular routes from pedestrian paths, create a walking environment with visual interests (i.e., vistas, rest stops, fountains, etc.), and would accommodate the needs of all pedestrians.

Figure 18 also shows the conceptual bicycle circulation system for the proposed Project, including an approximately 3.1 mile multi-modal path that would loop around the Classic Club Golf Course. The bicycle circulation system would comply with Riverside County bikeway policies and standards, and provide adequate parking facilities for bicycles.

Development Plan

Construction of the proposed Project would be done progressively in phases. Total buildout of the proposed Project is expected to take approximately 10 years. Construction would begin in 2025 and full development is anticipated to be completed by 2035.

Grading Plan

The existing topography within the Specific Plan No. 343 Area is generally flat. On-site surface elevation ranges from approximately 167 to 172 feet above mean sea level. The proposed project site slopes gently from north to south and supports variable slopes and rises that follows both natural topography and recently installed flood control infrastructure. The Grading Plan for the proposed Project has been developed to achieve the following goals:

1. Accomplish a balance of cut and fill within the project;

2. Create a storm channel within the golf course boundary which meets the criteria for conveyance specified in the Classic Club hydrology report; and
3. Provide flood protection for on-site development south of the Classic Club golf course per FEMA standards.

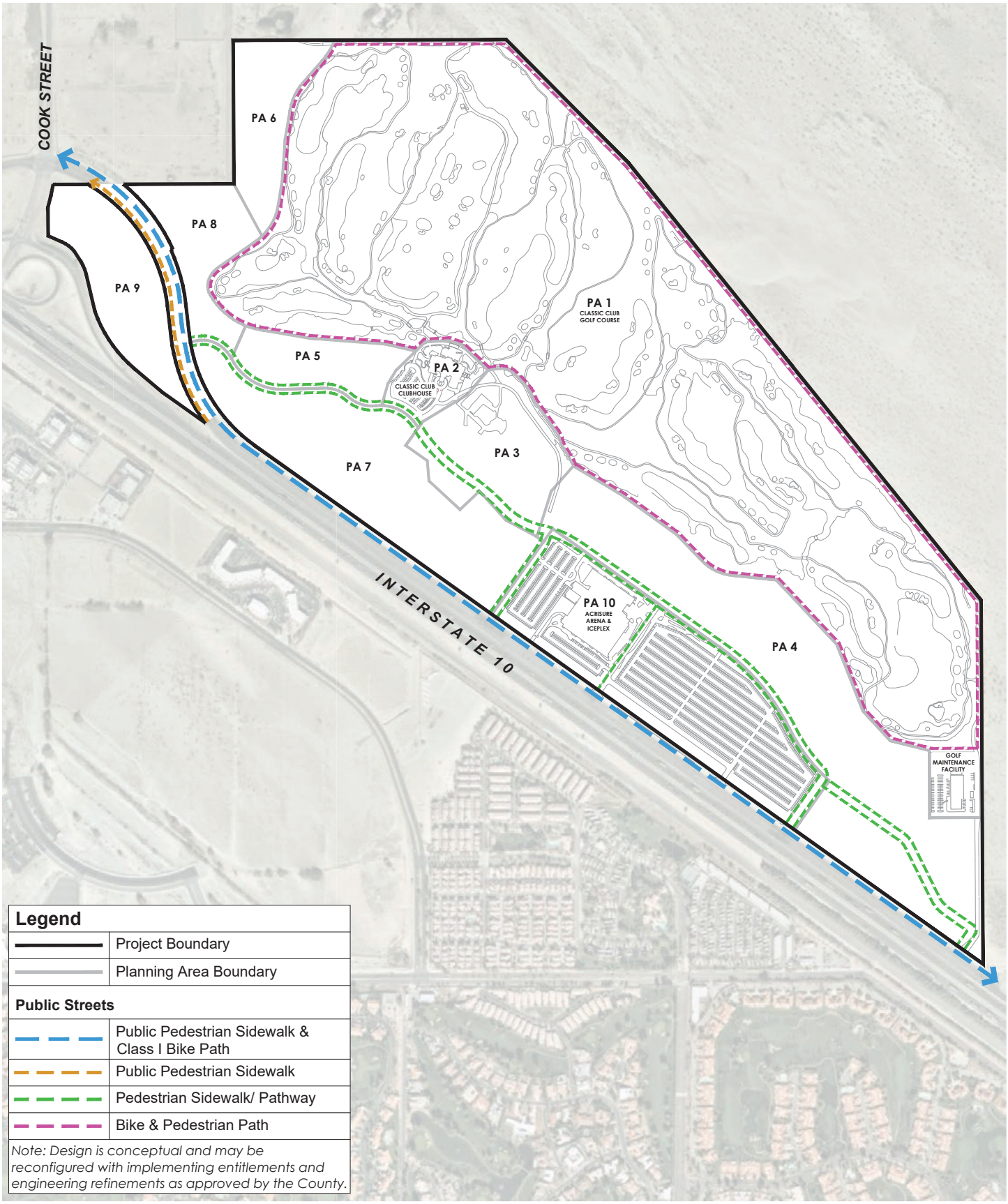
Anticipated developed condition finished floor elevations are shown in **Figure 19: Conceptual Grading Plan**. In accordance with the Classic Club Hydraulic and Hydrology report, the Classic Club golf course will be graded to create a channel capable of conveying flows from the 100-year storm event tributary to the site. As part of the channel design, an earthen berm of sufficient height and width was graded along the southerly and westerly boundary of the golf course to protect all adjacent on-site development from storm flows contained within the golf course channel during such an event. Grading operations are expected to result in a balanced site as implemented on site specific development projects.

Hotel condominiums, villas, and the proposed research and development park would be located in areas where sheet grading has been proposed. As such, preliminary grading design for these portions of the development would match the sheet graded condition.

The total estimated amount of earth movement for the entire proposed Project as specified in the Classic Club Specific Plan Amendment, after shrinkage and subsidence, is 2,177,753 cubic yards each of import and export.

Drainage

The Project Site is partially within a designated 100-year flood plain. Drainage areas and key flood control features for the project are identified in **Figure 20: Conceptual Drainage Plan**. The proposed Project would implement features to assure that the 100-year storm is safely managed to meet the Riverside County Flood Control District, Regional Water Quality Control District (RWQCD), National Pollutant Discharge Elimination System (NPDES), Federal Emergency Management Agency (FEMA) Standards, and Coachella Valley Water District (CVWD). The regional direction of flow is generally from the northwest to the southeast, with main riverine flows entering the site from the west and flows from the alluvial fan to the north and east enter the site from those directions. To address the flood conditions, the existing golf course (Planning Area 1) has been designed with a series of meandering basins/channels to both retain and convey flows entering the site from the North and West. The riverine flows are the flows entering the golf course from the west. The riverine flow would be collected at the westerly edge of the site and conveyed via a channel to or around the golf course, depending on the final design of the Thousand Palms Regional Flood Control Plan. Runoff collected from Varner Road would be retained on-site. Flows exceeding the capacity of the retention area would be conveyed toward the golf course. The water would be released at its historical discharge along the eastern boundary of the property (Classic Club & south of



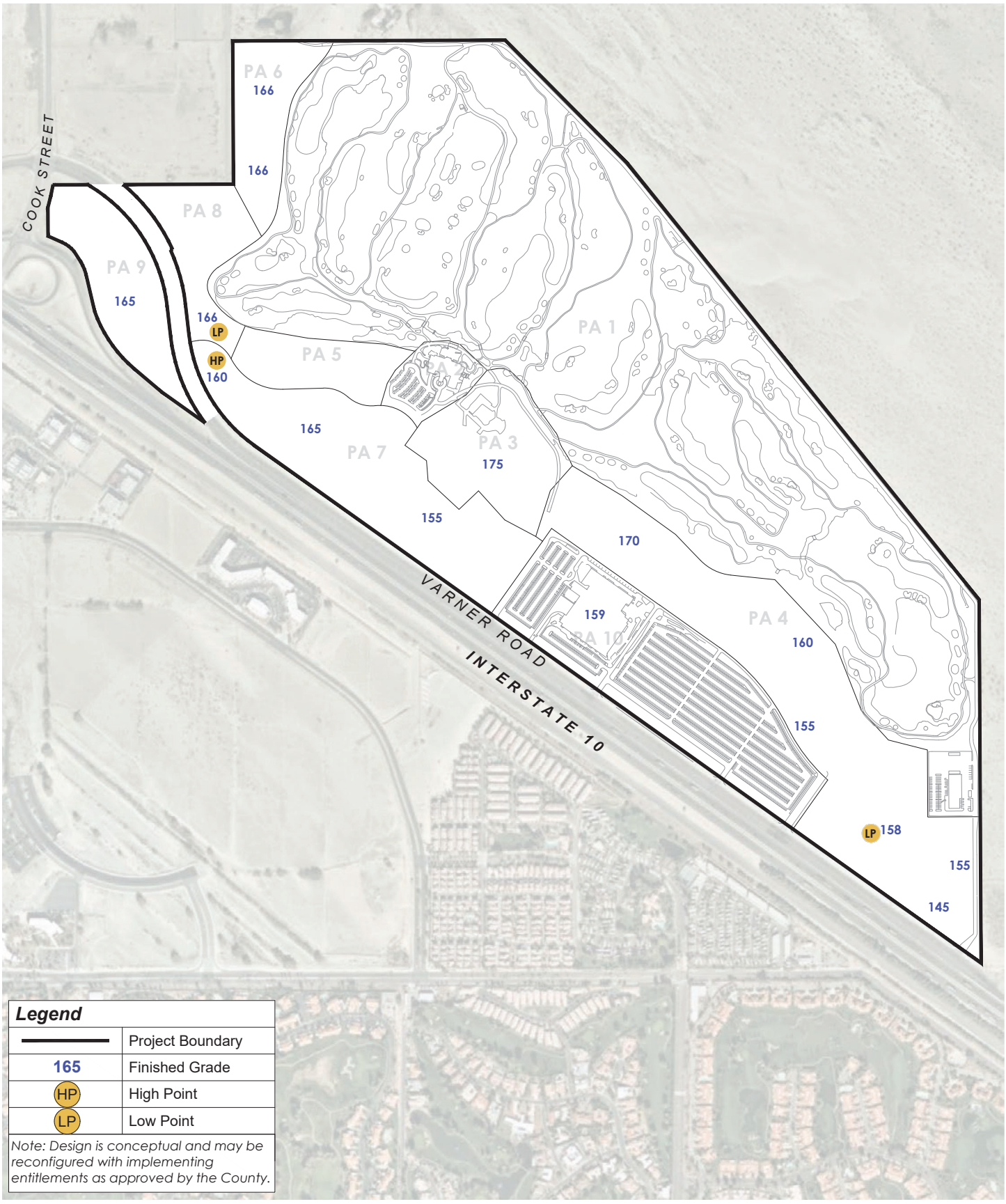
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **18**

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Conceptual Pedestrian Circulation Diagram

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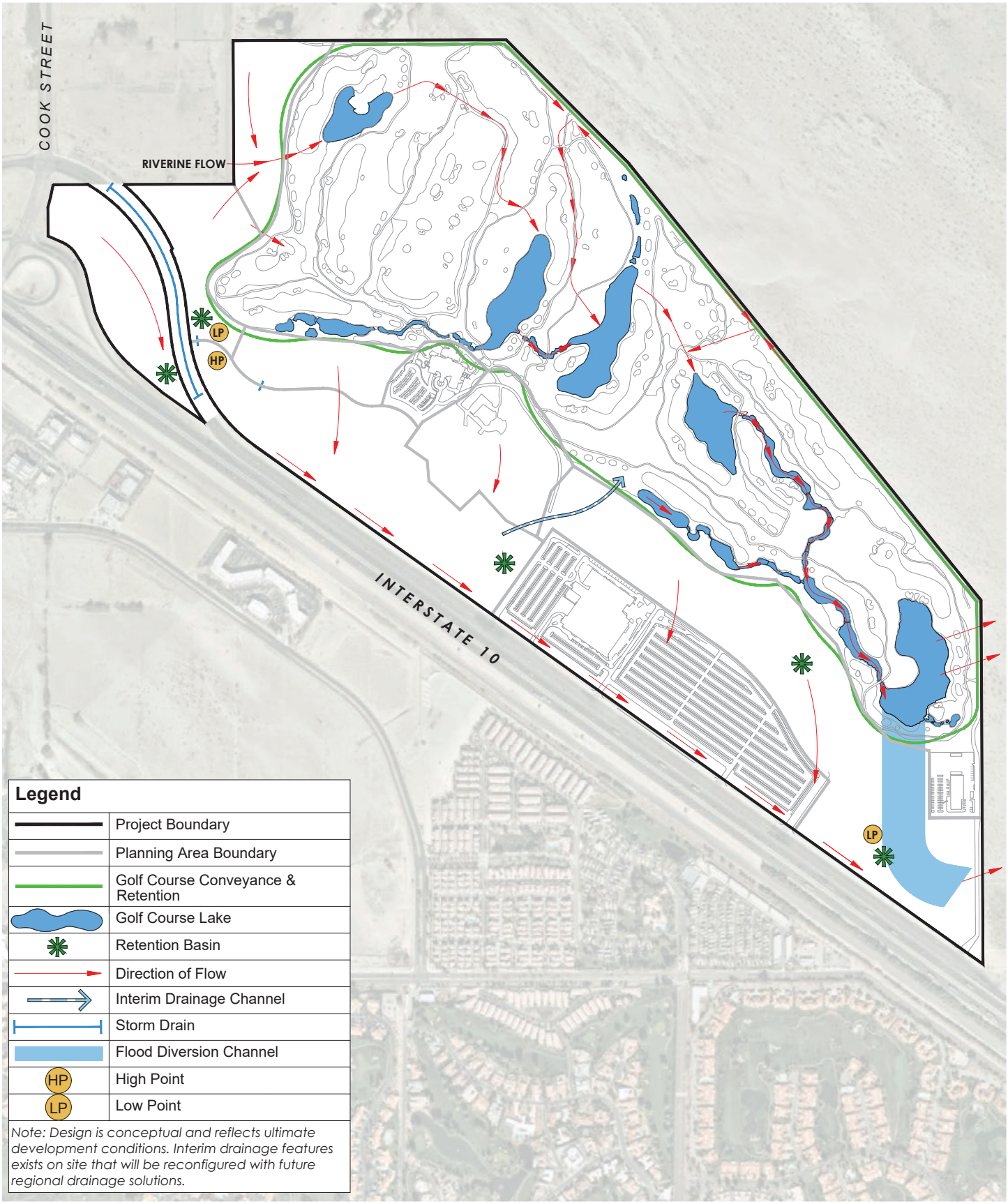
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **19**

Meridian Consultants

Conceptual Grading Plan

342-003-22



SOURCE: MSA Consulting, Inc.; 2023

FIGURE **20**

Meridian Consultants

Conceptual Drainage Plan

342-003-22

the Golf Maintenance Building). The final design and location of these flood control facilities are subject to CVWD approval and may include additional levies and/or channels to function properly in connection with the Thousand Palms Regional Flood Control facilities.

On-site drainage originating from development would be directed to retention basins within the golf course and/or various planning areas.

Utilities

Water

The Project Site is located within the service area of the CVWD for domestic water service. Existing water mains available for connection to the project include a 12-inch water main (located east of the project site at the southern entry of Jack Ivey Ranch) in Varner Road and an 18-inch water main located south of I-10 within the El Dorado County Club. The conceptual water plan to serve the proposed Project is shown on **Figure 21: Conceptual Water Plan**. To serve the proposed Project, a proposed 24-inch water main will be extended from the existing connection points (mentioned above) and will eventually loop throughout the Project Site and branch out to provide service to all areas. Pipelines within the development will range in size from 8 inches to 18 inches in diameter, dependent upon the water demand associated with the area being serviced. Public utility easements would be granted over water lines within the Project Site to provide CVWD with access and maintenance rights over their lines.

The golf course portion of the Project Site would utilize reclaimed water for irrigation purposes to the extent available. The remainder of the proposed Project would use well water to irrigate perimeter landscape areas surrounding the clubhouse, hotel, retail, and condos/villas/timeshare units. The reclaimed water line would connect to the CVWD plant located on Hovely Lane.

Sewer

The Project Site is located within the service area of the Coachella Valley Water District (CVWD) for sewer service. Existing sewer mains available for connection to the Project Site include a 24-inch sewer main in Varner Road which abuts the Project Site. The conceptual sewer plan to serve the proposed Project is shown in **Figure 22: Conceptual Sewer Plan**. The conceptual sewer system consists of 8-inch and 10-inch sewer lines located within the proposed Project's private street system and a 24-inch sewer main located within Varner Road. To serve the proposed Project, a proposed 10-inch sewer line would be extended from the existing 24-inch sewer main at multiple points leading into the Project Site. Pipelines within the development would then range in size from 8 inches to 10 inches in diameter, dependent upon the slopes and quantity of wastewater associated with the area being serviced. Public utility easements would be

granted over sewer lines within the Project Site to provide CVWD with access and maintenance over their lines.

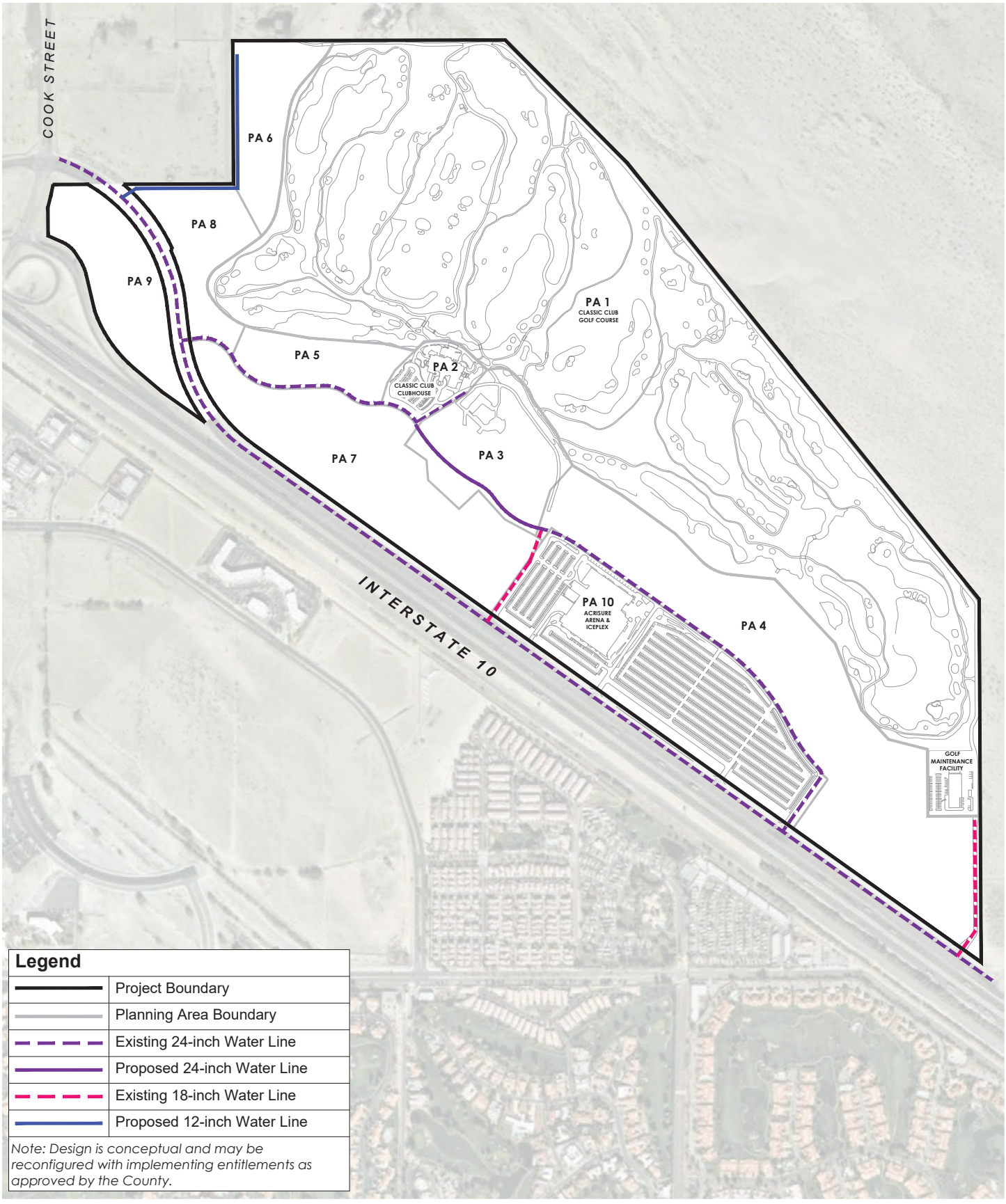
Electric

Electric service to the Project Site is anticipated to be provided by Imperial Irrigation District (IID), who is currently supplying electricity to the Classic Club golf course and clubhouse and the Arena. IID is working with the County and other stakeholders on expanding the network of substations, distribution facilities, and related infrastructure to serve the Thousand Palms area, which is subject to a separate environmental review process. IID would distribute power to the proposed Project through the existing distribution facilities and enhancements to those facilities would be located in the same previously disturbed right-of-way locations. Additionally, design of the proposed Project and proposed development within the Specific Plan No. 343 Area would be performed in conformance with provision R2-CE1: Clean Energy in the Riverside County Climate Action Plan (CAP), which requires at least 20 percent of energy demand generation from on-site renewable energy for commercial, office, industrial or manufacturing development; as well as to meet or exceed 20 percent of energy demand for multi-family residential development; and meet or exceed 30 percent of energy demand for single-family residential development.

Proposed Project Objectives

The proposed Classic Club Specific Plan Amendment would achieve the following goals:

1. Provide a comprehensive land use plan that identifies development scenarios which designate the distribution, location, and extent of land uses that compliment and serve visitors to the Acrisure Arena and Classic Club, as well as the surrounding area;
2. Guide land uses associated with development of the Classic Club Specific Plan Amendment 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. Expand the tourist commercial uses within the Project Site to generate substantial transient occupancy tax and sales tax revenues to the County;
5. Provide additional for rent housing to help the County and region meet their housing needs;
6. Develop a mixed-use project with world class residential, commercial, sports, entertainment, and hospitality components;



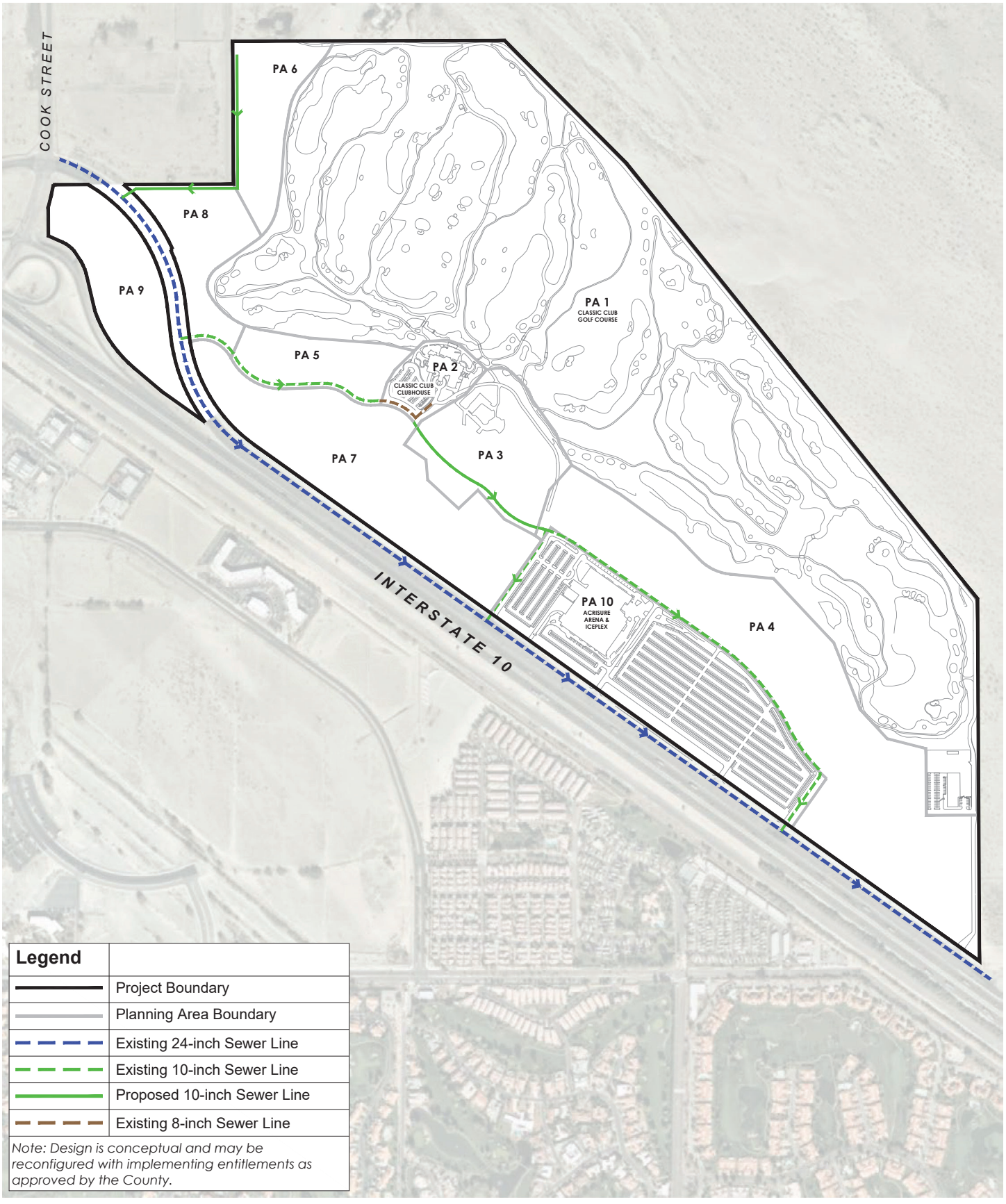
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **21**

Meridian Consultants

Conceptual Water Plan

342-003-22



SOURCE: MSA Consulting, Inc.; 2023

FIGURE **22**

Meridian Consultants

Conceptual Sewer Plan

342-003-22

7. Develop a project that ensures the public health, safety, and welfare; and
8. Maintain the Planning Area boundaries, acreages, dwelling units/building square footage totals, land uses, and development standards in Planning Areas 6 and 7 without change.

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 (SP00343A03), General Plan Amendment (GPA230005), and Change of Zone (CZ2300013), 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, Addendum No. 1, this Addendum No. 2, 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

Project Case Type(s) and Number(s): SP00343A03, GPA230005, CZ2300013

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 12th Floor, Riverside, California, 92502

Contact Person: Gustavo Gomez

Telephone Number: (951) 955-5719

Applicant's Name: H.N. and Frances C. Berger Foundation

Applicant's Address: P.O. Box 13390, Palm Desert, CA 92255

Description of Project: A complete description can be found in **Section 2.0: Project Description** of this document. In summary, the proposed Project consists of, and is more particularly described in, Specific Plan Amendment SP00343A03. The Specific Plan Amendment would affect Planning Areas previously designated for development of other uses within the Specific Plan. The proposed Project would include a Specific Plan Amendment to rename the Specific Plan from "NorthStar" to "Classic Club" and redesign portions of the Specific Plan area with entertainment, hospitality, and food/beverage uses that respond to evolving market conditions presented by the newly operational Acrisure Arena on the 449.9 gross-acre Specific Plan area. The Specific Plan Amendment also combines and renumbers some Planning Areas to facilitate the new entertainment and hospitality focus of the Specific Plan area.

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 Coachella Valley Preserve (Preserve) to the east and northeast, Cook Street to the west, and Varner Road to the south. Interstate 10 (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 Specific Plan area.

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 proposed Classic Club Specific Plan Area is 449.9 acres.

Residential Acres:	**12.3**	**Lots:**	**N/A**	**Units:**	**1105[2]**	**Projected No. of Residents:**	
Commercial Acres:	16.2	**Units:**	N/A	**Sq. Ft. of Bldg. Area:**	75,000	**Est. No. of Employees:**	
Industrial Acres:	N/A	**Lots:**	N/A	**Sq. Ft. of Bldg. Area:**	N/A	**Est. No. of Employees:**	N/A
Other:	Commercial Tourist Mixed Use Open Space Recreation	**Acres:**	61.2 116.9 243.2	**Sq. Ft. of Bldg. Area:**	260,000 arena; 35,000 hockey training facility; 25,000 spa; 32,000 meeting rooms 891 hotel keys; 250,000 commercial; 400,000 mixed-use; 81,000 open space recreation golf clubhouse	**Est. No. of Employees:**	

Assessor's Parcel No(s): 695-100-12; 695-100-009; 695-001-014;6 95-100-010; 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 and west of the Preserve, and east of the Cook 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 Specific Plan No. 343 Area and the already developed and operating Classic Club Golf Course (Planning Area 1), golf clubhouse (Planning Area 2), and Acrisure Arena (Planning Area 10). The Project Site is relatively flat. The Classic Club Golf Course and maintenance building, the Classic Club Clubhouse, and the Acrisure Arena are the major land uses that have been constructed within the Specific Plan Area to date. Refer to *Section 2.1: Project Location and Setting*, for a detailed description of the Project Site's existing environmental setting and surrounding land uses.

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[2] Of the up to 1,105 residential dwelling units proposed under the proposed Project, only 205 residential dwelling units would be within a very high density residential planning area (Planning Area 6). The remaining 900 residential dwelling units would be within mixed use planning areas (Planning Areas 4, 5, 7, and 8).

3.2 APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

General Plan Elements/Policies

1. **Land Use:** Pursuant to Policy LU 1.10 in the Land Use Element of the Riverside County General Plan, approval of SP00343A03 would be consistent with the General Plan Land Use Map and 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 Circulation Element of the Riverside County General Plan, and the WCVAP, 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 the proposed Project. The proposed Project would be consistent with, or otherwise would not conflict with, the Coachella Valley Multi-Species Habitat Conservation Plan (MSHCP). The proposed Project meets 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 all other applicable Safety Element policies.
5. **Noise:** The proposed Project meets all applicable policies from the Noise Element of the Riverside County General Plan. Consistent with the findings of EIR No. 470 and Addendum No. 1, the proposed Project would not exceed Riverside County noise standards.
6. **Housing:** Golf View Condominiums (550 dwelling units) were planned for the Project Site under the Approved Specific Plan No. 343. While the Project Applicant proposes to reduce the number of very high density residential dwelling units from 550 to 205 units, the proposed Project would increase the number of residential dwelling units by 405.[3] Project employees would come from very high-density residential areas and the existing employment pool within the County and would not result in a change in density of residential use already planned in the County. The proposed Project would not adversely impact the implementation of the goals or policies from the Housing Element of the Riverside County General Plan.
7. **Air Quality:** Consistent with the findings of EIR No. 470 and Addendum No. 1, the proposed Project would 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

[3] The number of allowed residential dwelling units under the Approved Specific Plan No. 343 is 970. However, EIR No. 470 did not include the Golf View Villas (54 units) and Resort Timeshare Units (216 units) in its analysis of residential dwelling units. Since EIR No. 470 only analyzed 700 residential dwelling units, this Addendum is analyzing an increase of 405 residential units to take a conservative approach and ensure that the worst-case scenario is analyzed.

consistent with all other applicable policies from the Air Quality Element of the Riverside County General Plan.

8. **Healthy Communities:** The proposed Project would not result in any localized air quality impacts affecting nearby sensitive receptors (e.g., residential and school uses). The proposed Project accommodates sidewalk connections and trails, in conformance with the WCVAP, 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 from the Healthy Communities Element of the Riverside County General Plan.

General Plan Area Plan(s): Western Coachella Valley Area Plan (WCVAP)

Foundation Component(s): Community Development

Land Use Designation(s): Specific Plan No. 343

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):** 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 Specific Plan Area. The proposed Project would include a Specific Plan Amendment to rename the Specific Plan from "NorthStar" to "Classic Club" and repurpose portions of the Specific Plan area with entertainment, hospitality and food/beverage uses that respond to evolving market conditions presented by the newly operational Acrisure Arena on the 449.9 gross acre Specific Plan Area. The Specific Plan Amendment also combines and renumbers some Planning Areas to facilitate the new entertainment and hospitality focus of the Specific Plan Area.

Existing Zoning: SP-343 NorthStar Specific Plan

Proposed Zoning, if any: SP-343 Classic Club Specific Plan

Adjacent and Surrounding Zoning: Service Industry and Planned Residential in the City of Palm Desert to the south situated across I-10**.**

3.3 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked (X) in the following table 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	☐ Hazards & Hazardous Materials	☐ Recreation
☐ Agriculture & Forest Resources	☐ Hydrology/Water Quality	☐ Transportation/Traffic
☐ Air Quality	☐ Land Use/Planning	☐ Utilities/Service Systems
☐ Biological Resources	☐ Mineral Resources	☐ Other:
☐ Cultural Resources	☐ Noise	☐ Other:
☐ Geology/Soils	☐ Population/Housing	☐ Mandatory Findings of Significance
☐ Greenhouse Gas Emissions	☐ Public Services	

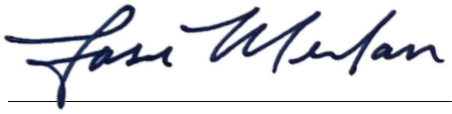
3.4 DETERMINATION

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

2/25/250

Date

Jose Merlan

Printed Name

4.0 ENVIRONMENTAL ANALYSIS

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

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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?	☐	☐	☐	☒

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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?	☐	☐	☐	☒

EIR No. 470 & Addendum No. 1 Findings:

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 No. 343 elements would continue to offer views of the golf course, which opened in 2006, and 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 Specific Plan No. 343 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 that Specific Plan No. 343 would provide a comprehensive, aesthetically pleasing design character of the Specific Plan No. 343 Area along the entire length of the freeway. The architectural elements were integrated into the general Mediterranean vernacular of the Specific Plan No. 343 Area. EIR No. 470 also noted the buildings would be multistory, reaching 75 feet in height. The Approved Specific Plan No. 343 allows a maximum height of 100 feet within Planning Area 5, Timeshare Units. The NorthStar project was proposed to be extensively landscaped with desert and drought tolerant plants along the entire I-10/Varner Road frontage and

throughout the Specific Plan No. 343 Area. EIR No. 470 stated views through the Specific Plan No. 343 Area to the golf course and property to the north would be provided at strategic intervals. And 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 No. 343 would not result in adverse effects to the I-10 scenic corridor.

In Addendum No. 1, the Acrisure Arena building was originally proposed at 58 feet in height, signs (Freeway Sign, two Monument Signs, and other building signage) and a pedestrian walkway cover along the northeastern boundary of Planning Area 10 would be visible along the I-10 scenic highway corridor. However, these elements were designed to integrate into the overall Approved Specific Plan No. 343 project. Addendum No. 1 stated the Acrisure Arena, as a commercial use, would be 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 Specific Plan No. 343 Area. Additionally, the Adopted Specific Plan applied the standards from Specific Plan Zoning Ordinance Section 9.4 (C-1/C-P Zone) of *Ordinance No. 348*, which results in a maximum building or structure height of 70 feet in the Arena planning area (Planning Area 11 in the Adopted Specific Plan). Addendum No. 1 determined that new power poles proposed north of the existing end of Cook Street necessary to power the Acrisure Arena would not introduce a new visual element into this area and, for this reason, would not substantially affect the visual character of the area. Addendum No. 1 concluded the project would adhere to the mitigation measure identified in EIR No. 470 to reduce impacts to visual resources and impacts would be less than significant as identified in EIR No. 470. Addendum No. 1 determined no new information, changed circumstances, or more severe impacts would occur with implementation of the project.

a. Would the project have a substantial adverse effect upon a scenic highway corridor within which it is located?

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 Approved Specific Plan No. 343 site that, with the exercise of reasonable diligence, information about the potential effect of the Approved Specific Plan No. 343 project to aesthetics was readily available to the public.

State scenic highway corridor designations in the surrounding area have not changed since the completion of EIR No. 470. The closest designated State scenic highway remains State Route 74, located approximately 4.8 miles south of the Project Site. The nearest County eligible highway remains I-10, located south of the Project Site beyond Varner Road.[4]

No substantially increased significant effects would occur with implementation of the proposed Classic Club Specific Plan Amendment. The Approved Specific Plan No. 343 currently permits business park and retail commercial uses along Varner Road, and maximum building heights of 100 feet in Planning Areas 3 and 5; 75 feet in Planning Areas 1, 2, 4, 6, and 9; 60 feet in Planning Area 7; and 50 feet in Planning Areas 8 and 10. As discussed previously, the Adopted Specific Plan applies standards from the Specific Plan Zoning Ordinance, Section 9.4 (C-1/C-P Zone) of *Ordinance No. 348*, resulting in a maximum building or structure height of 70 feet in Planning Area 11. The proposed Classic Club Specific Plan Amendment would permit mixed use, commercial tourist, and commercial retail uses along Varner Road. Additionally, the proposed Classic Club Specific Plan Amendment would allow a maximum building height of 70 feet in Planning Area 10 utilizing standards from the Specific Plan Zoning Ordinance, Section 9.4 (C-1/C-P Zone) of *Ordinance No. 348*, which is currently developed (Acrisure Arena and IcePlex), similar to the Adopted Specific Plan. The maximum building height allowed in Planning Areas 1, 2, 4, 6, 7, 8, and 9 would be 75 feet. The maximum building height allowed in Planning areas 3 and 5, which are set further back from I-10 on Project Site, would be 100 feet. The proposed Classic Club Specific Plan Amendment elements would continue to offer views of the hills to the north along the scenic highway corridor, I-10. Additionally, the Western Coachella Valley Area Plan (WCVAP) regulates the type of signage within a scenic corridor, such as I-10. WCVAP Policy 15.4 prohibits the use of single support free-standing signs for on-site advertising for premises adjacent to the right-of-way of scenic corridors. A sign affixed to buildings, a free-standing monument sign, or a free-standing sheathed-support sign, which has minimal impact on the scenic setting, shall be utilized for on-site advertising purposes along I-10.[5] Signage for the proposed Project would be in

4 Riverside County General Plan, "Chapter 4: Circulation Element," Figure C-8: Scenic Highways. https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-2019-elements-Ch04-Circulation-072720v2.pdf. Accessed September 2023.

5 Riverside County, Western Coachella Valley Area Plan (WCVAP), Revised September 28, 2021. https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-GPA-2022-Compiled-WCVAP-4-2022-rev.pdf. Accessed October 2023.

compliance with WCVAP Policy 15.4 and, therefore, would not have a substantial adverse effect upon scenic corridor I-10. No new impacts would occur with implementation of the proposed Project.

The Specific Plan No. 343 Area 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 Acrisure Arena and golf course to the north on the Project Site; residential and commercial uses to the south across I-10; and the Indio Hills, I-10, the San Jacinto Mountains, and the Santa Rosa Mountains to the north. The proposed Classic Club Specific Plan Amendment would utilize "California Desert Modern," an eclectic mix of architectural styles, drawing inspiration from traditional and regional architecture, such as Spanish Colonial and Mediterranean Revival architecture, which is blended with abstract modern, contemporary design elements that are influenced by natural desert landscapes. Cornerstones of this style include neutral, earthtone colors, textures and materials which are widely used in the California desert region. Appropriate building materials include stucco, smooth block, granite, and marble, and should complement the materials used on adjacent buildings. Accent materials may include any of the following: wood, glass, glass block, tile, brick, concrete, stone, copper, cloth awnings, painted metal, and wrought iron. Light desert earth tones are encouraged, and soft tones ranging from white to light pastels are preferred. Acceptable roof materials include clay shingle tile, concrete shingle tile, Mission tile and other tile-like designs, copper, and painted metal. These proposed architectural elements and building materials would be consistent with the existing Acrisure Arena and the existing surrounding buildings, and would remain consistent with those outlined in Approved Specific Plan No. 343. No new impacts related to scenic resources or existing visual character would occur with implementation of the proposed Project.

Accordingly, impacts would be less than significant, and 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 and Addendum No. 1.

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 for proposed development constructed within the Specific Plan No. 343 Area.

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.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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?	☐	☐	☐	☒

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 & Addendum No. 1 Findings:

Impacts related to the Special Lighting Area for the Mt. Palomar Observatory, protected through Riverside County *Ordinance No. 655*, were 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 Approved Specific Plan No. 343 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.

Addendum No. 1 stated the Acrisure Arena would utilize all LED lighting designed to meet current County Code requirements. A lighting study to assess the potential lighting impacts from the LED display panels of the Monument Signs and Freeway Sign determined these proposed signs would be in conformance with applicable standards. Addendum No. 1 stated while these new light sources would contribute to the nighttime light levels in the area, the Acrisure Arena would be required to incorporate, through the standard plan check process and implementation of the EIR No. 470 mitigation measure, the lighting requirements for Zone B as set forth in Riverside County *Ordinance No. 655*. Addendum No. 1 concluded impacts would be reduced to less than significant. Addendum No. 1 determined no new or substantially increased significant effects would result from the Acrisure Arena with respect to the nighttime light levels.

No Substantial Change from Previous Analysis:

The proposed Classic Club Specific Plan Amendment exterior lighting would be designed to minimize glare and light spillage. The existing Acrisure Arena utilizes all LED lighting designed to meet County Code requirements.[6] Flood lighting and improperly shielded lighting would be prohibited. Illumination of activity areas and walkways would be subtle, directed downward and of the minimum brightness necessary for safe movement along paths, stairways, and courtyards. Outdoor lighting, other than street lighting, would be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets. Illuminated street address lighting fixtures shall be installed on the front yard side of each dwelling to facilitate location of the street address numbers for safety and public convenience, and to compensate for dark sky lighting considerations. "Night skies" provisions such as lower lighting levels, backlit addresses and street signs, and other indirect lighting methods would be required.

While these new light sources would contribute to the nighttime light levels in the area, similar to the Approved Specific Plan analyzed in EIR No. 470, the proposed Classic Club Specific Plan Amendment 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*. With compliance with these lighting requirements, impacts would be less than significant. No new or substantially increased significant effects would result from the proposed Classic Club Specific Plan Amendment with respect to the nighttime light levels.

Accordingly, impacts would be less than significant, and 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 and Addendum No. 1.

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 for proposed development constructed within the Specific Plan No. 343 Area.

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.

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6 A lighting study was conducted prior to the development of the Acrisure Arena to determine potential lighting impacts from the Monument Signs and Freeway Sign, which determined these signs would be in conformance with applicable standards.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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?	☐	☐	☐	☒

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 stated the entire project would have lighting around buildings, parking lots, signs, walkways, and streets but 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.

Addendum No. 1 stated exterior lighting for the Acrisure Arena would include parking lot lighting, plaza lighting, façade lighting, and signage. A lighting study to assess the potential lighting impacts from the LED display panels of the Monument Signs and Freeway Sign determined these proposed signs would be in conformance with applicable standards. Addendum No. 1 stated while these new light sources would contribute to the nighttime light levels in the area, the Acrisure Arena would utilize all LED lighting designed to meet current code and municipal requirements to ensure the Arena project would not create a new source of substantial light or glare, nor expose the residential properties to the northwest and south. In addition, Addendum No. 1 stated the Acrisure Arena would adhere to the same mitigation measure listed in EIR No. 470 to reduce impacts related to light and glare. Thus, Addendum No. 1 concluded 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 Acrisure Arena.

b. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

c. Would the project expose residential property to unacceptable light levels?

No Substantial Change from Previous Analysis:

Existing light sources in the vicinity of the Specific Plan No. 343 Area include existing commercial and residential uses, and lighting along local roadways, including I-10 and the existing Acrisure Arena on the Project Site. The Acrisure Arena utilizes all LED lighting designed to meet County Code requirements.

As discussed above, the exterior lighting for the proposed Classic Club Specific Plan Amendment would be designed to minimize glare and light spillage. Flood lighting and improperly shielded lighting would be prohibited. Illumination of activity areas and walkways would be subtle, directed downward and of the minimum brightness necessary for safe movement along paths, stairways, and courtyards. Outdoor lighting, other than street lighting, would be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets. Illuminated street address lighting fixtures would be installed on the front yard side of each dwelling to facilitate location of the street address numbers for safety and public convenience and to compensate for dark sky lighting considerations. The proposed Project would comply with the "Night skies" provisions such as lower lighting levels, backlit addresses and street signs, and other indirect lighting methods.

While the proposed Classic Club Specific Plan Amendment would add new sources of lighting to the Specific Plan No. 343 Area, most of the same uses are already permitted in the Approved Specific Plan No. 343, and the proposed Project would adhere to the same mitigation measure listed in EIR No. 470 to reduce impacts related to light and glare and would not add more sources of lighting than what was allowed in the Approved Specific Plan. 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.

Accordingly, impacts would be less than significant, and 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 and Addendum No. 1.

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 for proposed development constructed within the Specific Plan No. 343 Area.

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

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
4. Agriculture				
*Would **the project:***				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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 & Addendum No. 1 Findings:

EIR No. 470 identified that although the Specific Plan No. 343 Area was previously used for farming, it has been fallow 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.

Addendum No. 1 identified the Acrisure Arena site as not zoned for agricultural use but listed as Farmland of Local Importance. However, Addendum No. 1 determined the development of the Acrisure Arena would not result in the conversion of farmland. Thus, Addendum No. 1 concluded the Acrisure Arena 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 previously identified impacts.

No Substantial Change from Previous Analysis:

The California Department of Conservation does not identify the Project Site as Important Farmland. Planning Area 1 is designated as Urban and Built-up Land, which is land that is occupied by structures with a building density of at least 1 unit per 1.5 acres. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. Planning Areas 2-10 are designated as Farmland of Local Importance, which is land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.[7] However, as noted above, this area has been identified and designated by the County for development since 1981; it is not zoned as farmland under the Approved Specific Plan, and no active farming or land zoned for farming exists on or near the site. The proposed Project includes the following (1) renaming the Specific Plan from “North Star” to “Classic Club”; (2) combining Planning Areas 4, 6B, 8 into one Planning Area (Planning Area 4) and replacing the industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; (3) allowing for multi-family residential and hospitality uses in Planning Area 5; (4) removing office uses and replacing with hospitality and multi-family residential uses in Planning Area 9; and (5) expanding allowable uses to include retail, hotels, convenience stores, and markets in Planning Area 10. It will also allow for minor boundary adjustments between Planning Area 1 and Planning Area 4 and a boundary adjustment between Planning Area 1 and Planning Area 3. Therefore, the proposed Project would not result in the conversion of farmland, similar to the Approved Specific Plan analyzed in EIR No. 470. 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 previously identified impacts.

Accordingly, impacts would be less than significant, and 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 and Addendum No. 1.

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7 California Department of Conservation. “Important Farmland Finder.” https://maps.conservation.ca.gov/DLRP/CIFF/, accessed July 2023.

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 & Addendum No. 1 Findings:

EIR No. 470 identified that the project would not conflict with agricultural zoning or the Williamson Act. The certified EIR stated that the Project Site 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.

Addendum No. 1 stated the Acrisure Arena site would not be zoned for agricultural use nor is the property under the Williamson Act contract. Therefore, Addendum No. 1 concluded 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.

No Substantial Change from Previous Analysis:

Under the Approved Specific Plan, there are 11 Planning Areas, and the Project Site is zoned as SP-343 NorthStar Specific Plan. The project applicant is requesting to rename the Specific Plan from "North Star" to "Classic Club" and combines and renumbers some Planning Areas to facilitate a focus on entertainment and hospitality, which would reduce the number of Planning Areas from 11 to 10. 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.

Accordingly, impacts would be less than significant, and 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 and Addendum No. 1.

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 & Addendum No. 1 Findings:

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.

Addendum No. 1 stated there were no agriculturally zoned properties within 300 feet of the Acrisure Arena site. Moreover, as identified by EIR No. 470, there is no land zoned for farming near the Acrisure Arena site. Therefore, Addendum No. 1 determined 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.

No Substantial Change from Previous Analysis:

The Project Site is not zoned for agricultural use and as described previously; the proposed Project would not involve any changes to agricultural zoning. 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 and Addendum No. 1.

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 & Addendum No. 1 Findings:

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.

Addendum No. 1 determined no new on-site or off-site impacts related to agricultural resources would occur. There were no existing agricultural uses within the immediate vicinity of the Acrisure Arena site, and all areas surrounding the site were planned for development with residential uses and/or the uses as specified by the Approved Specific Plan No. 343. Addendum No. 1 concluded 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.

No Substantial Change from Previous Analysis:

The project applicant proposes to rename the Specific Plan from "North Star" to "Classic Club" and to combine and renumber some Planning Areas to facilitate a focus on entertainment and hospitality. 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. 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 and Addendum No. 1.

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 proposed Project would not result in new impacts or increase the severity of previously identified impacts, and no new or modified mitigation measures are required.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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 conversion of forest land to non-forest use?	☐	☐	☐	☒

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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?	☐	☐	☐	☒

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 & Addendum No. 1 Findings:

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 the lack of any forest land on the Project 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 Project Site 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 Project Site 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.

Addendum No. 1 found the Acrisure Arena site did not contain any forest or timberland, and was not zoned for forest resources, nor was it identified as containing forest resources. Also, the Acrisure Arena site had been subject to disturbance associated with past agricultural uses and was mass graded. Addendum No. 1 concluded there were no components of the project that could result in significant impacts, either directly or indirectly, to forest or timberland resources. Therefore, Addendum No. 1 determined implementation of the project would not result in any new impacts associated with forest resources or timberland.

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 consists primarily of undeveloped land. The proposed Project includes the following (1) renaming the Specific Plan from "North Star" to "Classic Club"; (2) combining Planning Areas 4, 6B, 8 into one Planning Area (Planning Area 4) and replacing the industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; (3) allowing for multi-family residential and hospitality uses in Planning Area 5; (4) removing office uses and replacing with hospitality and multi-family residential uses in Planning Area 9; and (5) expanding allowable uses to include retail, hotels, convenience stores, and markets in Planning Area 10. It will also allow for minor boundary adjustments between Planning Area 1 and Planning Area 4 and a boundary adjustment between Planning Area 1 and Planning Area 3. Similar to the components of the Approved Specific Plan analyzed in EIR No. 470, none of these components of the proposed Project 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.

Accordingly, impacts would be less than significant, and 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 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified no mitigation measures in regard to forest resources or timberland. As the proposed 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

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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 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?	☐	☐	☐	☒

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 Project Site, 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 & Addendum No. 1 Findings:

EIR No. 470 found that short-term impacts to air quality would result from construction activities associated with the project and long-term impacts to air quality would result from development of residential, commercial, industrial, and business park uses on-site associated with the project. Specifically, EIR No. 470 concluded that construction of the project 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 of the project 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 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 has an abundance of housing but lacks jobs. EIR No. 470 found that the project 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.

Addendum No. 1 analyzed the potential changes in air quality impacts from the proposed change to the mix of land uses allowed within the Specific Plan No. 343 Area in Amendment No. 2, including the Arena. It was determined that development of the site under Amendment No. 2, which includes the Arena, would result in lower emissions and a reduction in industrial park uses compared to the Approved Specific Plan No. 343. Moreover, consistent with EIR No. 470, Addendum No. 1 determined that under Amendment No. 2, the project 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, Addendum No. 1 concluded implementation of the Arena would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

No Substantial Change from Previous Analysis:

Projects considered to be consistent with the Air Quality Management Plan (AQMP) would not interfere with attainment of the air quality levels identified in the AQMP because this growth is included in the projections utilized in the formulation of the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumption used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended daily emissions thresholds. Additionally, the Southern California Association of Governments (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, as well as transportation programs, measures, and strategies. A project is consistent with the AQMP, in part, if it is consistent with the population, housing, and employment assumptions that were used in the development of the AQMP.

The proposed Classic Club Specific Plan Amendment, an amendment to the Approved Specific Plan No. 343, would include the following (1) renaming the Specific Plan from "North Star" to "Classic Club"; (2)

combining Planning Areas 4, 6B, 8 into one Planning Area (Planning Area 4) and replacing the industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; (3) allowing for multi-family residential and hospitality uses in Planning Area 5; (4) removing office uses and replacing with hospitality and multi-family residential uses in Planning Area 9; and (5) expanding allowable uses to include retail, hotels, convenience stores, and markets in Planning Area 10. It will also allow for minor boundary adjustments between Planning Area 1 and Planning Area 4 and a boundary adjustment between Planning Area 1 and Planning Area 3.

Emissions for the construction and operation of the proposed Project were estimated using the latest version of the California Emissions Estimator Model (CalEEMod version 2022 1.1.22), an emissions inventory software program recommended by SCAQMD. The input values used in this analysis were based on conservative assumptions in CalEEMod, with appropriate, Project-specific adjustments based on equipment types and expected construction activities. These values were then applied to the construction phasing assumptions used in the criteria pollutant analysis to generate criteria pollutant emissions values for each construction activity. Results are provided in **Appendix A.1: Air Quality and Greenhouse Gas Emissions—Proposed Specific Plan Construction** and **Appendix A.2: Air Quality and Greenhouse Gas Emissions—Proposed Specific Plan Operation.**

As shown below in **Table 4.1.3-1: Maximum Construction Emissions – Proposed Project Land Uses**, the construction of the proposed Project would fall below the applicable thresholds. **Table 4.1.3-3: Maximum Operational Emissions – Proposed Project Land Uses** shows the emissions from the operation of the proposed Project would generate VOC, NOx, CO, and PM10 emissions that would exceed SCAQMD thresholds. The proposed Classic Club Specific Plan Amendment would be required to incorporate EIR No. 470 mitigation measures AQ-1 though AQ-9 listed below. These include measures to reduce operational emissions; however, cumulative air quality impacts would remain significant and unavoidable, similar to the analysis and conclusions in EIR No. 470.

The proposed Amendment would also include an additional 405 residential dwelling units. SCAG estimates the population in Riverside County would increase from 1,557,000 in 2000 to 3,252,000 in 2045.[8] The proposed Amendment would be consistent with growth projects within the Coachella Valley, the General Plan, and growth assumptions for the area, as discussed in Section 4.1.15 Population and Housing. Similar to Addendum No. 1, the Statement of Overriding Considerations with regard to cumulative air quality

[8] Southern California Association of Governments, *Demographics and Growth Forecast (September 2020)*, https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_demographics-and-growth-forecast.pdf. Accessed October 9, 2023.

emissions previously adopted by the County Board of Supervisors would be applicable to this impact as the project would have similar emissions to those previously evaluated in EIR No. 470.

Cumulative air quality impacts would remain significant and unavoidable. Implementation of the proposed Amendment 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 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 & Addendum No. 1 Findings:

EIR No. 470 found that short-term impacts to air quality would result from construction activities associated with the project and long-term impacts to air quality would result from development of residential, commercial, industrial, and business park uses on-site associated with the Specific Plan. Specifically, EIR No. 470 found that construction under the project could generate emissions of PM10 above the threshold of significance established by the SCAQMD. EIR No. 470 also concluded the project operations 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 project would contribute to significant and unavoidable cumulative air quality impacts, the project would improve the jobs/housing imbalance within the Coachella Valley and is consistent with the General Plan and growth assumptions for the area and, as a result, a Statement of Overriding Considerations was adopted by the County Board of Supervisors with regard to the contribution of the project to cumulative air quality impacts.

As previously stated, the Arena project proposed a change to the mix of land uses allowed within the Specific Plan No. 343 Area. Addendum No. 1 analyzed the development of the Arena with the Approved Specific Plan No. 343 land uses and determined they would result in lower emissions compared to the land uses disclosed in EIR No. 470. Moreover, consistent with EIR No. 470, the Arena project was determined to 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. The air quality report prepared to assess the potential air quality impacts associated with the development of the Arena and the Approved Specific Plan No. 343 land uses determined that the implementation of the proposed changes would not result in new or substantially increased air quality impacts beyond what was disclosed by EIR No. 470.

No Substantial Change from Previous Analysis:

As noted in **Table 2.0-2**, the proposed changes included in the proposed Project would increase the number of residential dwelling units by 405, increase the number of hotel rooms by 541, and decrease the amount of retail, commercial, and office uses by a total of 386,035 square feet.

Emissions for the construction and operation of the proposed Project were estimated using the latest version of the California Emissions Estimator Model (CalEEMod version 2022.1.1.22), an emissions inventory software program recommended by SCAQMD.

Construction

According to the SCAQMD, individual construction projects that exceed the SCAQMD's recommended daily thresholds for project-specific impacts would cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment. Construction of the proposed Project has the potential to create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated from construction workers to and from the Project Site. In addition, fugitive dust emissions would result from construction activities. NOx emissions would result from the use of off-road construction equipment.

EIR No. 470 previously analyzed the construction of the golf course in Planning Area 1 and the golf clubhouse facility in Planning Area 2, which are now constructed and operational. Additionally, Addendum No. 1 previously analyzed the construction of the Arena in Planning Area 10, also currently operational. As construction of these Planning Areas have now been completed, these land uses are not included in construction air quality emissions for the proposed Project; only the land uses proposed that have not been constructed (Planning Areas 3 through 9 as described in **Table 2.0-2 in Section 2.0**) are included in the construction air quality emissions for the proposed Project. To provide a true comparison of EIR No. 470 construction emissions to the proposed Project emissions, the construction analysis of EIR No. 470 emissions in CalEEMod includes land uses that have not been constructed but were proposed in EIR No. 470 (golf view villas, industrial park, mixed use retail village, community commercial, hotel, executive office, and the golf view condominiums in Planning Areas 3 through 10). Construction analysis of Addendum No. 1 emissions in CalEEMod includes the land uses that have not been constructed under the Approved Specific Plan (the golf view hotel, golf view villas, resort timeshare units, golf view condominiums, mixed use retail village, industrial park, executive office, and community commercial in Planning Areas 3 through 10 as described in **Table 2.0-1 in Section 2.0**) to provide a true comparison of the Approved Specific Plan construction emissions to the proposed Project construction emissions. The results presented in **Table 4.1.3-1: Maximum Construction Emissions – Proposed Project Land Uses** demonstrates that the construction emissions for the proposed Project would temporarily increase the generation of VOC, NOx, CO, SOx, PM10, and PM2.5 from construction activities such as site preparation,

grading, building construction, paving, and architectural coating. However, construction emissions would not exceed SCAQMD thresholds.

Additionally, construction emissions were modeled for the land uses proposed and not yet constructed in the Approved Specific Plan described in Addendum No. 1 and the land uses proposed and not yet constructed in EIR No. 470 using CalEEMod version 2022 1.1.22 in order to provide an accurate comparison of construction emissions to the proposed and not yet constructed land uses in the proposed Project. As discussed previously, construction emissions modeled for the land uses in the Approved Specific Plan described in Addendum No. 1 show the emissions from the construction of the land uses provided in **Table 2.0-1,** not including the golf course and golf clubhouse facility and arena, as they have since been constructed and are currently in operation. Construction emissions modeled for the land uses in EIR No. 470 show the emissions from the construction of land uses proposed in EIR No. 470 that have not yet been constructed, as well as industrial park uses (1,200,000 square feet) that were proposed in EIR No. 470, instead of the Arena. The already built golf course and golf clubhouse were not included as they have since been constructed. As shown **in Table 4.1.3-2: Maximum Construction Emissions – Land Uses Comparison**, emissions for the land uses under all three (land uses proposed in the Approved Specific Plan, land uses proposed in EIR No. 470, and land uses in the proposed Project) would not exceed SCAQMD thresholds. Maximum emissions for VOC, CO, PM10, and PM2.5 would each experience an incremental increase compared to the land uses in the Approved Specific Plan. Emissions for VOC and CO would experience an incremental increase compared to land uses in EIR No. 470, however, as stated previously, emissions would remain below SCAQMD daily emission thresholds. Impacts would be less than significant. Implementation of the proposed Project would not result in any new impacts or increase the severity of any previously identified significant impacts as analyzed in EIR No. 470.

Table 4.1.3-1
Maximum Construction Emissions – Proposed Project Land Uses

Source	VOC	NOx	CO	SOx	PM10	PM2.5
	pounds/day					
2025	6.7	61.5	62.1	0.2	14.3	7.9
2026	10.6	60.8	158.0	0.1	29.9	8.9
2027	8.3	31.6	148.0	0.1	24.9	6.4
2028	7.9	29.9	140.0	0.1	24.9	6.4
2029	7.5	29.8	131.0	0.1	24.9	6.3
2030	6.5	26.9	124.0	0.1	24.8	6.3
2031	6.2	25.5	117.0	0.1	24.8	6.3
2032	27.5	26.5	131.0	0.1	28.9	7.3
2033	27.1	25.2	124.0	0.1	28.9	7.2

Table 4.1.3-1
Maximum Construction Emissions – Proposed Project Land Uses

Source	VOC	NOx	CO	SOx	PM10	PM2.5
	pounds/day					
2034	27.4	29.0	128.0	0.1	29.3	7.4
2035	22.0	7.2	27.3	<0.1	4.5	1.2
Maximum	*27.4*	*61.5*	*158.0*	*0.2*	*29.9*	*8.9*
SCAQMD Mass Daily Threshold	75	100	550	150	150	55
Threshold exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: ***Appendix A.1: Air Quality and Greenhouse Gas Emissions—Proposed Specific Plan Construction.***

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.

Table 4.1.3-2
Maximum Construction Emissions – Land Uses Comparison

Source	VOC	NOx	CO	SOx	PM10	PM 2.5
	pounds/day					
Maximum Proposed Specific Plan[a]	*27.4*	*61.5*	*158.0*	*0.2*	*29.9*	*8.9*
Total Adopted Specific Plan[b]	*23.9*	*61.5*	*116.0*	*0.2*	*22.9*	*7.9*
Total EIR No. 470 Specific Plan[c]	23.9	61.5	116.0	0.2	32.0	16.3

Sources: a – ***Appendix A.1: Air Quality and Greenhouse Gas Emissions—Proposed Specific Plan Construction.***

B – ***Appendix A.3: Air Quality and Greenhouse Gas Emissions—Adopted Specific Plan Construction.***

C – ***Appendix A.5: Air Quality and Greenhouse Gas Emissions—EIR No. 470 Construction.***

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.

Operation

Operation of the proposed Project will generate criteria pollutant emissions through vehicle trips traveling to and from the Project Site. Mobile source emissions for the daily vehicle trips were calculated based on the trip generation information in the VMT Assessment completed by Fehr & Peers and provided in **Appendix B: Traffic Study.**

In addition, emissions would result from area sources on site, such as natural gas combustion, landscaping equipment, and use of consumer products. The most up to date version of CalEEMod, version 2022.1.1.22, was used to estimate area source emissions from within the proposed land uses, as shown in **Appendix A.2: Air Quality and Greenhouse Gas Emissions—Proposed Specific Plan Operation**. The estimated

operational emissions, with implementation of the proposed land uses changes in the proposed Project, are presented in **Table 4.1.3-3: Maximum Operational Emissions – Proposed Project Land Uses** and are compared to the SCAQMD-established operational significance thresholds. These emissions include the proposed land uses as well as the previously constructed golf course, golf clubhouse, and Arena. Emissions of VOC, NOx, CO, PM10, and PM2.5 would exceed SCAQMD 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.

Table 4.1.3-3
Maximum Operational Emissions – Proposed Project Land Uses

	VOC	NOx	CO	SOx	PM10	PM 2.5
Source			**pounds/day**			
Mobile	112	104	990	2.6	252	65
Area	97	17	170	0.1	1	1
Energy	1	21	15	0.1	2	2
Total	210	142	1,175	2.8	255	68
SCAQMD Mass Daily Threshold	55	55	550	150	150	55
Threshold exceeded?	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**Yes**

Source: ***Appendix A.2: Air Quality and Greenhouse Gas Emissions—Proposed Specific Plan Operation.***

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.

Table 4.1.3-4: Operational Emissions – Land Uses Comparison compares the total operational proposed Classic Club Specific Plan Amendment emissions, the operational emissions for the land uses in the Approved Specific Plan and described in Addendum No. 1, and the operational emissions from the land uses described in EIR No. 470. Emissions include all Planning Areas, including the previously constructed golf course, golf clubhouse, and Arena. In order to provide a comparison of emissions, emissions for the land uses in the Approved Specific Plan, as described in Addendum No. 1 and the operational emissions from the land uses described in EIR No. 470, were modeled using the newest version available of CalEEMod. The operation of the land uses in the Approved Specific Plan described in Addendum No. 1 is included as **Appendix A.4: Air Quality and Greenhouse Gas Emissions—Adopted Specific Plan Operation** and includes transportation daily trips and annual vehicle miles traveled from **Appendix B: Traffic Study**. The operation of the land uses described in EIR No. 470 is included in **Appendix A.6: Air Quality and**

Greenhouse Gas Emissions—EIR No. 470 Operation and includes transportation daily trips and annual vehicle miles traveled from Appendix F.2 of Addendum No. 1.[9]

As shown, the proposed Classic Club Specific Plan Amendment would result in an incremental increase in emissions for VOC, NOx, and CO when compared to the land uses in the Approved Specific Plan and described in Addendum No. 1. Increases in emissions in comparison to the Approved Specific Plan and described in Addendum No. 1 can be attributed to the change in land uses that repurposes the previously approved industrial and commercial land uses with additional hotel, residential, and retail uses. As shown in **Appendix B**, the land uses in the proposed Specific Plan result in higher annual vehicle miles traveled (VMT), resulting in higher mobile emissions. It is important to note that the increase in emissions of the proposed Classic Club Specific Plan Amendment compared to the Approved Specific Plan, described in Addendum No. 1, are below the SCAQMD thresholds. The Proposed Classic Club Specific Plan Amendment land uses would result in a decrease in emissions for VOC, NOx, and CO, SOx, PM10 and PM2.5 when compared to the emissions for the land uses disclosed in EIR No. 470 that were modeled in CalEEMod under current modeling. Moreover, consistent with EIR No. 470, the proposed Classic Club Specific Plan Amendment 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. Further, VOC, NOx, CO, SOx, and PM10 emissions from the proposed Classic Club Specific Plan Amendment land uses are less than the emissions identified in EIR No. 470.[10,11]

Cumulative impacts would remain significant and unavoidable with the implementation of the mitigation measures outlined in EIR No. 470. Implementation of the proposed Amendment would only incrementally increase operational air quality emissions in comparison to the Addendum No. 1 land uses that were modeled in CalEEMod, and would reduce emissions in comparison to the land uses described in EIR No. 470 that were modeled in CalEEMod under current modeling and the emissions identified in EIR No. 470. Additionally, implementation of the proposed Amendment would reduce the cumulative impact in comparison to the previously approved original EIR No. 470. Therefore, as EIR No. 470 determined the operational impacts of the overall project would remain, despite mitigation, significant and unavoidable, the proposed Project would not result in any new impacts or substantially increase the severity of a previously identified significant impact as analyzed in EIR No. 470 and Addendum No. 1.

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9 Riverside County. Addendum to the NorthStar Specific Plan, Final Environmental Impact Report No. 470.

10 Riverside County, North Star specific Plan No. 343 and final Environmental Impact Report No. 470, Appendix B, Table 4: Average Daily Project Mobile Source Air Pollution Emissions

11 At the time EIR No. 470 was adopted, PM2.5 emissions were not required to be analyzed.

Table 4.1.3-4
Operational Emissions – Land Uses Comparison

Source	VOC	NOx	CO	SOx	PM10	PM 2.5
	pounds/day					
Total Proposed Specific Plan[a]	217	143	1,191	2.9	255	68
Total Adopted Specific Plan[b]	163	117	1,129	2.9	266	74
Total EIR No. 470 Specific Plan[c]	360	487	3,348	4.0	270	79
Total from EIR No. 470 Specific Plan[d]	310	312	3,139	2.5	366	—

Sources:

*a – **Appendix A.2: Air Quality and Greenhouse Gas Emissions—Proposed Specific Plan Operation.***

*b – **Appendix A.4: Air Quality and Greenhouse Gas Emissions—Adopted Specific Plan Operation.***

*c – **Appendix A.6: Air Quality and Greenhouse Gas Emissions—EIR No. 470 Operation.***

d – Emission from Riverside County. NorthStar Specific Plan No. 343, Final EIR No. 470. *Appendix B*

Notes: Totals in table may not appear to add exactly due to rounding in the computer model calculations.

At the time EIR No. 470 was adopted, PM2.5 emissions were not required to be analyzed.

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.

c. Would the project expose sensitive receptors, which are located within 1 mile of the Project site to substantial pollutant concentrations?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 determined that the land uses that would be allowed by the project would not generate substantial point source emissions. EIR No. 470 concluded that impacts due to the project exposing sensitive receptors located within one mile of the site to substantial point source emissions would be less than significant.

As previously stated, Addendum No. 1 stated the proposed changes associated with the Arena project would not generate emissions to a level that exceeds what is included in EIR No. 470. Moreover, it was determined that the Arena project would not include any land uses that would generate substantial point source emissions during operation. As such, Addendum No. 1 stated the Arena 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.

No Substantial Change from Previous Analysis:

The SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24 hours, such as residences, hospitals, or convalescent facilities. Schools and day-care facilities are also considered to be sensitive receptors. Commercial and industrial facilities are not included in the definition

because employees do not typically remain on site for 24 hours. The nearest sensitive receptors include residential uses approximately 615 feet to the south across I-10.

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed Project. According to the Office of Environmental Health Hazard Assessment (OEHHA),[12] health effects from toxic air contaminants (TACs) are described in terms of individual cancer risk based on a lifetime (i.e., 30-year) resident exposure duration. Given the construction schedule (approximately 10 years), the proposed Project would not result in a long-term (i.e., lifetime or 30-year) exposure as a result of proposed Project construction. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any regional thresholds.

The proposed Project would comply with the California Air Resource Board (CARB) Air Toxics Control Measure that limits diesel powered equipment and vehicle idling to no more than 5 minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle Regulation; compliance with these would minimize emissions of TACs during construction. Therefore, impacts from TACs during construction would be less than significant.

Proposed Project operations would generate only minor amounts of diesel emissions from delivery trucks and incidental maintenance activities. Trucks would comply with the applicable provisions of the CARB Truck and Bus regulation to minimize and reduce emission from existing diesel trucks. In addition, Project operations would only result in minimal emissions of air toxics from maintenance or other ongoing activities, such as from the use of architectural coatings or household cleaning products. As a result, toxic or carcinogenic air pollutants are not expected to occur in any meaningful amounts in conjunction with operation of the proposed land uses within the Project Site. Based on the land uses expected on the Project Site, potential long-term operational impacts associated with the release of TACs would be minimal and would not be expected to exceed the SCAQMD thresholds of significance.

Carbon monoxide (CO) is the pollutant of major concern along roadways near sensitive receptors due to motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. The Air Basin is in attainment of State and federal CO standards. The screening criteria for CO hotspots indicate that a project would have a less than significant impact if (1) it is consistent with the Congestion Management Program (CMP); (2) the proposed Project would not increase traffic volumes at any intersection to greater

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[12] Office of Environmental Health Hazard Assessment, *Air Toxic Hot Spots Program Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessment,* February 2015, accessed March 2024, https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf

than 44,000 vehicles per hour; and (3) the proposed Project would not increase traffic volumes at any intersection to greater than 24,000 vehicles per hour where atmospheric mixing is limited (e.g., tunnel, parking garage, bridge underpass, natural or urban street canyon, below-grade roadway).

The Traffic Study prepared for the proposed Project (refer to **Appendix B**) found that the proposed Project would generate approximately 41,538 weekday trips per day (with incorporation of internalization reductions). Furthermore, as discussed in the Traffic Study, peak hours for trips would occur during hockey games or concerts that take place at the Arena. The peak trips in an hour that occur from these events is 3,482. For this reason, the proposed Project would not increase traffic volumes at any intersection to greater than 44,000 vehicles per hour.

Furthermore, according to the Caltrans Traffic Census Program[13] peak hour volumes along the I-10 corridor between Cook Street and Washington Street range between 7,800 to 9,200 trips. The proposed Project would not be exposed to traffic volumes greater than 44,000 vehicles per hour. Therefore, CO "hot spot" modeling is not required, and no significant long-term air quality impact is anticipated to local air quality to sensitive receptors with the on-going use of the proposed Project.

Additionally, as discussed above, the Proposed Classic Club Specific Plan Amendment land uses would result in a decrease in emissions for VOC, NOx, CO, SOx, and PM10, and PM2.5 when compared to the emissions for the land uses disclosed in EIR No. 470 modeled in CalEEMod. This can be attributed to the change in land uses, specifically, the replacement of office and industrial uses with a variety of mixed-use commercial, resort, retail, recreational, entertainment uses, hospitality, and multi-family residential uses. The proposed Classic Club Specific Plan Amendment would result in an incremental increase in emissions for VOC, NOx, and CO emissions when compared to the land uses in the Approved Specific Plan and described in Addendum No. 1. These increases can be attributed to the increase in residential units, as the previous addendum account for 700 residential dwelling units while the proposed Project includes 1,105 residential dwelling units. However, the proposed Project does not include any land uses that would generate substantial point source emissions during operation.

As such, the proposed Project would result in similar air quality impacts as EIR No. 470 and Addendum No. 1 with regard to exposing sensitive receptors located within 1 mile of the Project Site to substantial pollutant concentrations. Impacts would remain less than significant. Therefore, implementation of the proposed Amendment 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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[13] Caltrans Traffic Census Program, *Traffic Volumes : Annual Average Daily Traffic (AADT), 2021.* Accessed May 2024, https://dot.ca.gov/programs/traffic-operations/census

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

EIR No. 470 & Addendum No. 1 Findings:

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. EIR No. 470 stated 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 project would not expose substantial numbers of people to objectionable odors and impacts were determined to be less than significant.

Consistent with the analysis in EIR No. 470, it was determined that the proposed changes associated with the Arena project could generate intermittent and temporary objectionable odors from diesel equipment during construction. Addendum No. 1 determined mandatory compliance with SCAQMD Rule 1113 would limit the number of VOCs in architectural coatings and solvents. Addendum No. 1 stated the Arena project did not include any land uses that are likely to produce odors; therefore, objectionable odors would not be emitted. As previously stated, Addendum No. 1 stated the Arena project would reduce the amount of industrial park square footage; therefore, the amount of potential objectionable odors generated from the industrial uses would be reduced. Addendum No. 1 stated any unforeseen odors generated by the proposed changes associated with the Arena project would be controlled in accordance with SCAQMD Rule 402. As such, Addendum No. 1 concluded impacts related to objectionable odors generated by the Arena project would not be greater than was evaluated in EIR No. 470.

No Substantial Change from Previous Analysis:

Consistent with the analysis in EIR No. 470, the proposed Project could generate intermittent and temporary objectionable odors from diesel equipment during construction. Mandatory compliance with SCAQMD Rule 1113 would limit the number 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.[14] The project does not include any land uses that are likely to produce odors. Therefore, the proposed Project would not emit objectionable odors. Additionally, the proposed Project would eliminate the industrial uses within the Specific Plan area to accommodate the increase in residential and hotel uses. The amount of potential objectionable odors generated from industrial uses would no longer be present. 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. Impacts would be less than significant. Implementation of the proposed Amendment 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 for proposed development constructed within the Specific Plan No. 343 Area.

Mitigation Measure AQ-9 from EIR No. 470 has been modified to include an operational air quality and greenhouse gas plan that would be required for proposed development within the Specific Plan No. 343 Area. This modification does not change the significance determination or the mitigation measure that would result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

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

[14] South Coast Air Quality Management District. *Guidance document for Addressing Air Quality Issues in General Plans and Local Planning*. Accessed May 2024.https://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf.

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. Prior to development, prepare an operational air quality and greenhouse gas plan.
2. Provide an attractive pedestrian environment.
3. Incorporate bicycle trails and interconnections.
4. Build homes that exceed minimum Statewide energy construction requirements.
5. Include residential design features that encourage trip elimination or trip diversion to alternative transportation:
    i. Pre-wired for various telecommunications systems for in-home offices
    ii. Pre-wired for 220V electric vehicle and golf cart charging systems.
6. Provide preferential parking spaces for employee carpools and vanpools.
7. Schedule truck deliveries and pickups for off-peak hours where feasible.

4.1.4 Biological Resources

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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 & Addendum No. 1 Findings:

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 project. 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.

The Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) 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 CVMSHCP.[15] The CVMSHCP specifies conservation criteria for portions of the County that are identified for conservation as part of the CVMSHCP. Addendum No. 1 determined that the Arena site, located in Planning Area 10 of the Project Site, was not located within any CVMSHCP conservation cells, indicating that the Arena site was not designated for conservation under the plan. Although the Arena site was not designated for conservation under the CVMSHCP, Addendum No. 1 stated all lands within the CVMSHCP plan area are required to demonstrate compliance with all other terms of the CVMSHCP. As such, Addendum No. 1 determined impacts associated with biological resources would be similar to those identified in EIR No. 470. Additionally, Addendum No. 1 determined the electrical improvements both on site and off site would be fully consistent with the biological goals and objectives of the CVMSHCP and comply with Mitigation Measure WR-14 from EIR No. 470, requiring utilities to be underground. There were no other Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or State conservation plans applicable to the Arena project area. Therefore, Addendum No. 1 concluded implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

As previously discussed, the Specific Plan No. 343 Area is not located within any CVMSHCP conservation cells, indicating that the Project Site is not designated for conservation under the plan. A Biological Resources Investigation was prepared by ELMT Consulting for the Specific Plan No. 343 Area (herein referred to as "Biological Investigation"; **Appendix C**). In the Biological Investigation, the proposed Project was reviewed to determine consistency with the CVMSHCP. The proposed Project is not listed as a planned "Covered Activity"[16] under the published CVMSHCP but is still considered to be a current Covered Activity pursuant to Section 7.1 of the CVMSHCP.[17] According to Section 7.1 of the CVMSHCP, take authorization will be provided for certain activities that take place outside of Conservation Areas including:

> *"new projects approved pursuant to county and city general plans, transportation improvement plans for roads in addition to those addressed in Section 7.2, master*

15 Coachella Valley MSHCP, "Coachella Valley Multiple Species Habitat Conservation Plan Fact Sheet," https://cvmshcp.org/doc/Fact%20Sheet%20CVMSHCP.pdf, accessed October 2023.

16 Covered Activities: Certain activities carried out or conducted by Permittees, Participating Special Entities, Third Parties Granted Take Authorization and others within the MSHCP Plan Area, as described in Section 7 of the MSHCP, that will receive Take Authorization under the Section 10(a) Permit and the NCCP Permit, provided these activities are otherwise lawful. Coachella Valley Multiple Species Habitat Conservation Plan, Definitions. https://cvmshcp.org/Plan-Documents/05-CVAG-MSHCP-Plan-Definitions.pdf

17 *Coachella Valley Multiple Species Habitat Conservation Plan*, Section 7.1 – Covered Activities Outside Conservation Areas. https://cvmshcp.org/Plan-Documents/14-CVAG-MSHCP-Plan-Section-7-0.pdf

drainage plans, capital improvement plans, water and waste management plans, the County's adopted Trails Master Plan, and other plans adopted by the Permittees."[18]

As a Covered Activity located outside designated conservation areas, implementation of the proposed Project is consistent with the applicable regulatory compliance measures described in Section 4.4 of the CVMSHCP.[19] Specifically, the proposed Project complies with Biological Corridors compliance measures because although the Project Site does not occur within any known migratory corridors or linkages, mitigation measures included in EIR No. 470 addressed a migratory corridor that does exist to the northeast of the Project Site within the adjacent Preserve and will be implemented to ensure no impacts to the Preserve occur.

The Project Site is not located within any of the CVMSHCP-designated conservation areas; however, the closest conservation area is the Thousand Palms Conservation Area adjacent to the eastern boundary of the Project Site. As such, development of the proposed Project would consider and implement the Land Use Adjacency Guidelines outlined in Section 4.5 of the CVMSHCP where applicable. The purpose of Land Use Adjacency Guidelines is to avoid or minimize indirect effects from development adjacent to or within the Conservation Areas, and may address noise, lighting, drainage, intrusion of people, and the introduction of non-native plants and non-native predators such as dogs and cats.

Additionally, the County of Riverside requires local development mitigation fees in order to provide revenue for the acquisition of land to be set aside for conservation as described in Section 5.2.1.1 of the CVMSHCP. Development categories subject to local development mitigation fees include residential development at varying degrees of density, commercial development, and industrial development; therefore, payment of applicable local development mitigation fees would be required prior to implementation of each new development within the Classic Club Specific Plan area.

The proposed Project, including the implementation of mitigation measures from EIR No. 470 and compliance with CVMSHCP Land Use Adjacency Guidelines and Local Development Fees, is consistent with the CVMSHCP. 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 and Addendum No. 1.

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18 *Coachella Valley Multiple Species Habitat Conservation Plan*, Section 7.1 – Covered Activities Outside Conservation Areas. https://cvmshcp.org/Plan-Documents/14-CVAG-MSHCP-Plan-Section-7-0.pdf

19 *Biological Investigation* (see **Appendix C**).

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 & Addendum No. 1 Findings:

EIR No. 470 identified that Specific Plan No. 343 would have no impact on fish and wildlife, including the Coachella Valley Fringe-Toed Lizard. The Project Site 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 Project Site. However, EIR No. 470 concluded that with implementation of mitigation measures impacts would be reduced to less than significant.

It was determined that on-site improvements associated with the Arena, as analyzed in Addendum No. 1, would not result in the removal of habitat with the potential to support candidate, sensitive, or special status species. Additionally, it was concluded that 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.

Addendum No. 1 stated the proposed off-site electrical improvements associated with the Arena project would primarily be made to existing facilities or involve extensions of existing facilities within streets and other previously disturbed areas. Improvements requiring new construction would occur at the north end of Cook Street in an area approximately 40 feet in width, outside of, but adjacent to, the Coachella Valley Preserve. Addendum No. 1 found this area is disturbed by existing dirt roads. A biological resources survey and report was prepared to determine whether the construction and operation of this improvement would result in substantial adverse effects to biological resources. Addendum No. 1 concluded, based on the biological resources survey, that no impacts to special status plant or wildlife species would occur due to the off-site improvements associated with the Arena project.

No Substantial Change from Previous Analysis:

According to the Biological Investigation prepared for the Specific Plan No. 343 Area (**Appendix C**), the Project Site consists primarily of undeveloped land that has been degraded significantly by anthropogenic disturbances, such as mass grading and construction activities associated with surrounding development. Developed areas of the Project Site include paved or otherwise impermeable surfaces that contribute to local flood control infrastructure.

No special-status plant species were observed within the boundaries of the Project Site. Based on habitat requirements for specific special-status plant species and the availability and quality of habitats on-site, it was determined that the Project Site does not have the potential to support any of the special-status plant species known to occur in the area and all are presumed absent due to the removal of native habitats from existing agricultural land use and development.

No special-status wildlife species were observed within the boundaries of the Project Site. Based on habitat requirements for specific wildlife species and the availability and quality of on-site and adjacent habitats, it was determined that the Project Site has a high potential to support Coopers hawk (*Accipiter cooperii*), sharp-shinned hawk (*Accipiter striatus*), Costas hummingbird (*Calypte costae*), California horned lark (*Eremophila alpestris actia*), and loggerhead shrike (*Lanius ludovicianus*). It was further determined that the Project Site does not provide suitable habitat for any of the other special-status wildlife species known to occur in the area since the Project Site has been heavily disturbed from on-site disturbances and is surrounded by existing development. None of the aforementioned special-status avian species are expected to nest on-site due to the lack of suitable nesting habitat/opportunities.[20] Further, Cooper's hawk, sharp-shinned hawk, and loggerhead shrike are only expected to occur on-site incidentally while foraging in adjacent areas. Implementation of the proposed Project would not result in the removal of habitat that has the potential to support candidate, sensitive, or special-status species. Additionally, any development within the Specific Plan No. 343 Area would be required to implement the mitigation measures that were identified in EIR No. 470 regarding biological resources because the proposed Project would develop the same Project Site as analyzed in EIR No. 470. Similar to the projects analyzed in EIR No. 470 and Addendum No. 1, the proposed Project would result in less than significant impacts with incorporation of EIR No. 470 mitigation measures. 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 and Addendum No. 1.

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 & Addendum No. 1 Findings:

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 Project Site that with the exercise of reasonable diligence, information about the project's potential effect on migratory wildlife was readily available to the public. EIR No. 470 stated no native habitat existed prior to development and none will be

20 *Biological Investigation* (see **Appendix C**).

on site after construction. Except for the golf course, EIR No. 470 stated 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. EIR No. 470 stated landscaping outside of those areas contains 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. EIR No. 470 stated 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 staff before releasing water on the Preserve, and utilities along the common boundary between the Preserve and the Project Site would be underground.

Addendum No. 1 stated the Arena site has been previously disturbed by grading and the import and placement of fill dirt over time. Due to this activity, Addendum No. 1 determined the site does not contain suitable habitat supporting the migration of native resident or migratory fish or wildlife species. The Arena site did not contain migratory wildlife corridor areas or wildlife nursery sites. Addendum No. 1 determined implementation of the off-site improvements will not disrupt or have any adverse effects on any migratory corridors or linkages in the surrounding area. 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), Addendum No. 1 determined the Arena project would be required to protect nesting birds. Addendum No. 1 stated the Arena project would comply with the MBTA and California Fish and Game Code regulatory compliance. As discussed above, Addendum No. 1 stated on-site electrical improvements within the Specific Plan Area No. 343 would be consistent with Mitigation Measure WR-14. Therefore, Addendum No. 1 concluded implementation of the proposed improvements, 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.

No Substantial Change from Previous Analysis:

According to the Biological Investigation prepared for the Specific Plan No. 343 Area (**Appendix C**), there are no known migratory corridors or linkages within the Project Site. However, a migratory corridor does exist to the northeast of the Project Site within the adjacent Preserve. Mitigation measures identified in EIR No. 470 specifically addressed this issue and any proposed development would be required to implement the mitigation measures to ensure no impacts to the adjacent Preserve occur. Further, it should be noted that the majority of the Specific Plan No. 343 Area is separated from the Preserve by the existing golf course, which will act as a buffer between the proposed Planning Areas and the Preserve. As a result, implementation of the proposed Project will not disrupt or have any adverse effects on any migratory corridors or linkages in the surrounding area.

No active nests or birds displaying nesting behavior were observed within the boundaries of the Project Site, which was conducted during the breeding season.[21] Although heavily disturbed, the Project Site and surrounding area have the potential to provide minimal foraging and nesting habitat for year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area that area adapted to disturbed areas and urban environments. Nesting birds are protected pursuant to the MBTA and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513 prohibit the take, possession, or destruction of birds, their nests, or eggs). As such, Mitigation Measure WR-15 has been identified to ensure compliance with the MBTA and California Fish and Game Code. 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 and Addendum No. 1.

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 & Addendum No. 1 Findings:

As summarized above, EIR No. 470 identified that the Project Site has been extensively altered from a natural state and is located outside the Conservation Areas identified in the draft MSHCP. There were no other Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or State conservation plans applicable to the Project Site. EIR No. 470 concluded impacts were determined to be less than significant with mitigation.

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21 *Biological Investigation* (**Appendix C**).

Addendum No. 1 determined that the Arena project would not result in substantial impacts to federal wetlands, riparian habitats, or other sensitive natural communities because the Arena site is not within a Conservation Area as identified by the MSHCP. Additionally, Addendum No. 1 found no special-status natural communities or federal wetlands will be impacted by the proposed off-site and on-site electrical improvements. Therefore, Addendum No. 1 concluded implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

There are three key agencies that regulate activities occurring within inland streams, wetlands, and riparian areas in California. The United States Army Corps of Engineers' Department of the Army Regulatory Program (Corps) regulates discharge of dredge and/or fill materials into "waters of the United States" pursuant to Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the California Department of Fish and Wildlife (CDFW) regulates alterations to streambed and associated plant communities pursuant to Section 1602 of the Fish and Game Code, and the State Water Quality Control Board regulates discharges into surface waters pursuant to Section 401 of the CWA and the California Porter-Cologne Water Quality Control Act.

According to the Biological Investigation prepared for the Specific Plan No. 343 Area (**Appendix C**), no jurisdictional drainage or wetland features were observed within the boundaries of the Project Site. Therefore, development of the proposed Project will not result in impacts to Corps, Regional Board, or CDFW jurisdiction and regulatory approvals will not be required. As previously stated, the proposed Project and associated mitigation measures from EIR No. 470 are consistent with the CVMSHCP. There are no other Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or State conservation plans applicable to the Project Site. 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 and Addendum No. 1.

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 & Addendum No. 1 Findings:

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 Project Site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project on 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.

Addendum No. 1 stated, 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 Arena project proposed in Addendum No. 1 would result in changes to the distribution of land uses within the Specific Plan No. 343 Area. It did not include any new areas of impact that were not considered as part of EIR No. 470. Addendum No. 1 stated the Arena site consists of disturbed habitat types and does not contain any oak trees subject to the Oak Tree Management Guidelines. Addendum No. 1 concluded there are no other ordinances or policies addressing biological resources that apply to the Arena project; therefore, implementation of 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.

No Substantial Change from Previous Analysis:

As discussed above, the only local policies/ordinances protecting biological resources within the Specific Plan No. 343 Area (aside from the CVMSHCP) 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 CVMSHCP. No special-status plant species, including oak trees, were observed within the Project Site during the field investigation. Based on habitat requirements for special-status plant species and the availability and quality of habitats on-site, it was determined that the Project Site does not have potential to support any of the special-status plant species known to occur in the area and all are presumed absent due to the removal of native habitats from existing agricultural land use and development.[22] As such, the proposed Project has no potential to conflict with the Oak Tree Management Guidelines and is consistent with the WCVAP and CVMSHCP. There are no other ordinances or policies addressing biological resources that apply to the proposed Project. 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 and Addendum No. 1.

22 *Biological Resources Investigation* (**Appendix C**).

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 for proposed development constructed within the Specific Plan No. 343 Area.

Mitigation Measure WR-8 has been modified to accommodate the presence of domestic pets on the Project Site associated with the proposed increase in residential units. Mitigation measures WR-15 has also been added to ensure regulatory compliance with the MBTA and California Fish and Game Code as previously discussed in Addendum No. 1. This modification and additional mitigation measure do not change the significance determination or the mitigation measures in a way that would result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470 and Addendum No. 1.

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 Unsupervised d~~D~~omestic cats and dogs shall not be allowed outside residential areas 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~~ Classic Club Specific Plan Amendment project shall grant permission to the Coachella Valley Preserve staff to enter the ~~NorthStar~~ Classic Club 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~~ Classic Club.

WR-15 If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds shall 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. The biologist conducting the clearance survey shall 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 shall stay outside of a 300- foot buffer around the active nest. For listed and raptor species, this buffer shall be expanded to 500 feet. A biological monitor shall 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.

4.1.5 Cultural Resources

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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?	☐	☐	☐	☒

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 & Addendum No. 1 Findings:

EIR No. 470 utilized the Phase I Cultural Resources Assessment that was conducted in 1998. This Cultural Resource Assessment reviewed previous work in the study area at the California Archaeological Inventory and the California Historical Resources Information System, Eastern Information Center, University of California, Riverside. The research included a review of all maps, site records, survey reports, and mitigation reports relevant to the study area. In addition, the following documents were reviewed: The National Register of Historic Places, Vol. I & II, and subsequent Federal Register Listings; National Register Determinations of Eligibility (through July 29, 1994); California Historic Landmarks 1990; California Inventory of Historic resources 1976; and the OHP Historic Properties Directory 1995. A literature search of available published references to the study area was also undertaken. Reference material included all available books, journals, registries, and maps at the Riverside City and County Public Library Local History Collection and at the University of California, Riverside. The Phase I Cultural Resources Assessment and EIR No. 470 did not identify any historic sites within the Project Site and concluded there was no potential for impacts to historic resources.

Addendum No. 1 did not identify any historic sites within the Arena site and it was determined that the proposed improvements would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

Similar to the analysis in EIR No. 470 and Addendum No. 1 for the Approved Specific Plan, which includes the Arena site, as shown in Figure 4.9.2 of the Riverside County General Plan EIR, no historical resources have been identified near or within the Specific Plan No. 343 Area.[23] There would be no impacts to historic resources or sites as a result of the proposed Project. 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 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 determined that no mitigation measures were required related to historic resources. As the proposed Project would not result in new impacts or increase the severity of previously identified impacts, no mitigation measures are required.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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?	☐	☐	☐	☒

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?

23 *County of Riverside Draft Program EIR No. 521*, Section 4.9 Cultural and Paleontological Resources, Figure 4.9.2 Historical Resources https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-general-plan-2015-DEIR-521-DEIR-No.-521.pdf Accessed October 2023.

EIR No. 470 & Addendum No. 1 Findings:

A Phase I Cultural Resources Assessment was conducted in 1998. No archaeological resources were observed within the boundaries of the Project Site during the field survey. The Phase I Cultural Resources Assessment recommended that the grading be stopped until a qualified archaeologist can evaluate the resources and make a determination of their significance should subsurface cultural resources be encountered during grading operations. 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 Project Site. 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 require tribal monitoring of ground disturbance. With implementation of the mitigation contained in EIR No. 470, impacts were determined to be less than significant. In addition, since the time of EIR No. 470, the Project Site has been mass graded.

Addendum No. 1 determined that although the Arena site has been subject to previous disturbance since the certification of EIR No. 470 and adoption of the Approved Specific Plan No. 343, there is a potential for grading and excavation activities to disturb native soil not previously disturbed. As such, Addendum No. 1 found potential cultural resources could be present just under the ground surface. A cultural resources survey and report was prepared to determine whether the construction and operation of the on-site and off-site electrical improvements 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. As such, Addendum No. 1 determined potential cultural resources could be present just under the ground surface. Therefore, the Arena project was required to implement the previously identified mitigation measures that were identified and EIR No. 470 permits. Addendum No. 1 concluded that, with implementation of mitigation measures identified in EIR No. 470, the Arena project would result in less than significant impacts and would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

No archaeological resources have been previously identified within the Specific Plan No. 343 Area and none were observed during the field survey for the Phase I Cultural Resource Assessment conducted for EIR No. 470; however, future development of the Project Site could lead to the discovery of archeological resources deemed significant, including the uncovering of human remains. As discussed previously, the Project Site has been mass graded. Any development to occur within the Specific Plan No. 343 Area would

be subject to further CEQA review focusing on the specifics of the proposed development project, which cannot be foreseen at this time since no specific development is included in the proposed Project. Additionally, the proposed Project and any development within Specific Plan No. 343 Area would require compliance with and implementation of federal, State, and local regulations, as well as County ordinances and Riverside County General Plan policies to ensure potential impacts to cultural resources would be less than significant.

Additionally, any development within the Specific Plan No. 343 Area would be required to implement the mitigation measures that were identified in EIR No. 470 regarding cultural resources. These mitigation measures would require retaining an archaeologist and Native American monitor to watch for cultural and paleontological resources during grading, a Native American 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. Accordingly, impacts would be less than significant with mitigation and 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 and Addendum No. 1.

c. Would the project disturb any human remains, including those interred outside of formal cemeteries?

EIR No. 470 & Addendum No. 1 Findings:

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. Addendum No. 1 acknowledged that no human remains have been identified on-site during past archaeological investigations; however, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. Addendum No. 1 stated 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." Addendum No. 1 determined, 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, would be less than significant with implementation of mitigation measures identified in EIR No. 470. Therefore, Addendum No. 1 concluded impacts to human remains are determined to be less insignificant

and the Arena project would not substantially increase the severity of impacts previously identified in EIR No. 470.

No Substantial Change from Previous Analysis:

As previously discussed, no human remains have been identified on-site during past archaeological investigations or grading activities. However, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with future development of the Specific Plan No. 343 Area. Similar to the analysis in EIR No. 470 and Addendum No. 1, if human remains are unearthed during construction, 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 Native American, the Native American Heritage Commission (NAHC) must be contacted 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. Accordingly, impacts would be less than significant with mitigation and 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 and Addendum No. 1.

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 for proposed development constructed within the Specific Plan No. 343 Area.

Mitigation Measure CPR-1 has been modified to include the preparation and review of a Phase I Cultural Survey and Cultural Resource Monitoring Program (CRMP) for any proposed development with the Specific Plan No. 343 Area prior to plot plan review and approval in accordance with current County standards. Mitigation Measure CPR-2 has also been modified to include additional responsibilities of the Native American monitor. Mitigation Measure CPR-3 has been modified to include additional procedures for unanticipated cultural resources and historic archaeological materials recovered during the archaeological investigations in accordance with current County standards. Mitigation Measure CPR-4 has been modified to include a Phase IV Cultural Resources Monitoring Report. These modifications do not change the significance determination in a way that would result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

CPR-1 Prior to plot plan review and approval for any proposed development with the Specific Plan No. 343 Area, a Phase I Cultural Survey shall be prepared by a County-approved professional archaeologist currently listed on the County's Cultural Resources Consultant List. The Phase I Cultural Survey shall meet current Riverside County standards and submitted for review by the County Archaeologist.

Prior to issuance of grading permits for any proposed development with the Specific Plan No. 343 Area, the developer shall provide evidence to the County of Riverside Planning Department that a County-certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed and provided to the County Archaeologist for review and approval prior to the issuance of grading permits for any proposed development with the Specific Plan No. 343 Area. The CRMP shall contain at a minimum the following:

- *Archaeological Monitor*: An adequate number of qualified archaeological monitors shall be on site to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching on site and for all off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined sand directed by the Project Archaeologist.

- *Cultural Sensitivity Training*: The Project Archaeologist and if required, a representative designated by the Tribe, shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the

monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

- *Unanticipated Resources*: In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

- *Artifact Disposition*: The landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Upon review and approval of the Phase I Cultural Survey and the CRMP, the procedures below and contained in CPR-2 through CPR-4 shall be conducted:

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~~ Native American monitor shall be retained prior to the issuance of grading permits. The Native American Monitor(s) shall be on site during all initial ground-disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the

ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. 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 Native American Monitor(s) ~~Agua Caliente Cultural Resources 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.

If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:

- All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

- Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources. All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines Prehistoric Resources. One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes, then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

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.

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work.

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

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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?	☐	☐	☐	☒

At the time of EIR No. 470, 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 project's energy consumption and impacts. Thus, EIR No. 470 contained enough information about existing conditions and energy on the Project 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 & Addendum No. 1 Findings:

EIR No. 470 identified that development of the Project Site would increase energy consumption as compared to the uses that were existing on site; however, the energy consumption levels associated with the NorthStar 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.

Addendum No. 1 determined the Arena project would not conflict with any adopted energy conservation plans. Addendum No. 1 stated the project would be developed in conformance with all applicable energy conservation regulations including, but not limited to, Title 24 energy conservation standards. Addendum No. 1 stated 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 Arena site and parking lot to provide power to the Arena and shade to pedestrians. Addendum No. 1 stated 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. Additionally, Addendum No. 1 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, Addendum No. 1 found the Arena project would result in a decreased energy demand as compared to what was evaluated for the Arena site in EIR No. 470. Accordingly, Addendum No. 1 concluded the project's impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction and operation would be less than significant and would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

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 proposed Project would increase the number of residential dwelling units by 405, increase the number of hotel rooms by 541, and decrease the retail, commercial, and office uses by a total of 386,035 square feet within the Specific Plan No. 343 Area. As the proposed length of construction is similar for the proposed Project and the previously approved Addendum No. 1 land uses as well as containing a similar number of square feet to be developed, energy demand during construction would be similar for both projects.

Construction

During construction, energy would be consumed in the form of electricity associated with the conveyance of water used for dust control, and, on a limited basis, powering lights. Southern California Gas and the Imperial Irrigation District (IID) provide natural gas and electricity to the Specific Plan No. 343 Area, respectively. As shown in **Table 4.1.6-1: Construction Energy Demand** and additionally discussed below, a total of approximately 13,216 kWh of electricity, 3,288,913 gallons of diesel fuel, and 2,119,811 gallons of gasoline is estimated to be consumed during construction of the proposed Classic Club Specific Plan Amendment.

Table 4.1.6-1
Construction Energy Demand

Source	Total Proposed Classic Club Specific Plan Amendment[1]	Total Approved Specific Plan[2]
Electricity		
Water Conveyance	13,216.1 kWh	13,216.1 kWh
Diesel		
Off-Road Construction Equipment	321,994 Gallons	321,994 Gallons
On-Road Motor Vehicles	2,966,919 Gallons	2,641,648 Gallons
Total	3,288,913 Gallons	2,963,642 Gallons
Gasoline		
Off-Road Construction Equipment	0 Gallons	0 Gallons
On-Road Motor Vehicles	2,119,811 Gallons	1,832,099 Gallons
Total	2,119,811 Gallons	1,832,099 Gallons

Sources: 1 - ***Appendix D.1: Energy Calculations—Proposed Specific Plan.***

2 - ***Appendix D.2: Energy Calculations—Adopted Specific Plan.***

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; kBtu/yr = thousand British thermal units per year; kWH/yr = kilowatt hour per year

Electricity

During construction, electricity would be consumed to supply and convey water for dust control and, on a limited basis, may be used to power lighting. As shown in **Table 4.1.6-1**, a total of approximately 13,216 kWh (0.01 GWh) of electricity is anticipated to be consumed during construction.[24] The proposed Project's increased demand will be adequately served by the existing IID electrical facilities. Total electricity demand in IID's service areas is forecast to increase by approximately 4,000 GWh in 2025.[25] The increase in electricity demand from the construction of the proposed Project would represent an insignificant percent increase (i.e., less than a fraction of one percent) compared to overall demand in IID's service area. Additionally, Title 24 requirements would apply to construction lighting if duration were to exceed 120 days, which includes limits on the wattage allowed per specified area for energy conservation. The electricity demand at any given time would vary throughout the construction period based on the construction activities being performed and would cease upon completion of construction.

Due to the temporary nature of the construction process, and the fact that the extent of electricity consumption during construction would be typical of construction projects of this size, construction of the proposed Project would not result in the wasteful, inefficient, or unnecessary consumption of electricity

24 See **Appendix E** for energy calculations.

25 Imperial Irrigation District, 2018 Integrated Resource Plan, https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:9f3d1057-1ac3-31f2-9a85-2846d0de23ee. Accessed December 2023.

resources. The proposed Project would result in electricity demand that similar to that of the Approved Specific Plan described in Addendum No. 1 due to similar assumptions in construction schedule and equipment. Accordingly, the proposed Project would not result in construction electricity demand that would be substantially higher than that of the land uses for the Approved Specific Plan. Impacts 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 related to electricity as analyzed in EIR No. 470 and Addendum No. 1.

Transportation Energy

The proposed Project's construction activities would consume energy in the form of petroleum-based fuels associated with use of off-road construction vehicles and equipment on the Project Site, construction worker travel to and from the Project Site, and delivery and haul truck trips (e.g., for deliveries of construction supplies and materials). As shown, on- and off-road vehicles would consume an estimated 5,408,724 gallons of petroleum (3,288,913 gallons of diesel and 2,119,811 gallons of gasoline fuel) throughout the proposed Project's construction period. For purposes of comparison, the Energy Information Administration (EIA) forecasts a national oil supply of 17.8 million barrels (mb) per day in 2025, which is the first year of construction for the proposed Project.[26] This equates to approximately 272,874 million gallons (mg) per year. Construction of the Project would account for approximately 0.02 percent of the projected annual oil supply in 2025.

The energy demands during construction would be typical of construction projects of this size and would not necessitate additional energy facilities or distribution infrastructure. The proposed Project will also comply with Sections 2485 in Title 13 of the California Code of Regulations, which requires the idling of all diesel-fueled commercial vehicles be limited to five minutes at any location. As a result, the proposed Project would not result in inefficient, or unnecessary, consumption of transportation resources during construction.

The proposed Project would use 287,712 gallons more than estimated for the Approved Specific Plan. This increase in gallons would account for a negligible percent of total oil supply forecasted by the EIA (0.001 percent). Accordingly, the proposed Project would not result in construction transportation energy demand that would be substantially higher than that of the land uses for the Approved Specific Plan. Impacts would be less than significant. Therefore, the proposed Project would not result in any new

26 United States Energy Information Administration (USEIA). "Annual Energy Outlook 2020: Table 11. Petroleum and Other Liquids Supply and Disposition." https://www.eia.gov/outlooks/aeo/data/browser/#/?id=11-AEO2020&cases=ref2020&sourcekey=0. Accessed January 2024.

impacts or increase the severity of a previously identified significant impact related to transportation energy as analyzed in EIR No. 470 and Addendum No. 1.

Operation

As previously discussed, current regulations for energy conservation are much stricter than the regulations adopted at the time EIR No. 470 was adopted in 2006, but similar to regulations at the time of Addendum No. 1 in 2021. As the proposed Classic Club Specific Plan Amendment includes minor revisions to the land uses in the Approved Specific Plan No. 343 and described in Addendum No. 1, the changes in land use would not substantially impact energy demands. **Table 4.1.6-2: Operational Energy Demand** shows the estimated energy demands from the estimated for the Approved Specific Plan No. 343 and described in Addendum No. 1 and the Proposed Classic Club Specific Plan Amendment.

Table 4.1.6-2
Operational Energy Demand

Source	Total Proposed Classic Club Specific Plan Amendment[1]	Total Approved Specific Plan[2]
Electricity	43,000,970 kWh/yr	51,880,485 kWh/yr
Natural Gas	78,565,739 kBTU/yr	46,631,324 kBTU/yr
Transportation/On-Site Sources	5,205,131 gallons	5,204,842 gallons

Sources: 1 - ***Appendix D.1: Energy Calculations—Proposed Specific Plan.***

2 - ***Appendix D.2: Energy Calculations—Adopted Specific Plan.***

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; kBtu/yr = thousand British thermal units per year; kWH/yr = kilowatt hour per year

Electricity

As shown in **Table 4.1.6-2**, the proposed Project is estimated to result in a demand for electricity totaling 43,000,970 kWh (43.1 GWh) per year. The IID estimates electricity consumption within its planning area up to the year 2030. In 2030, the IID estimates electricity demand will be approximately 4,450 GWh annually.[27] The proposed Project is estimates to be fully built out by 2036; however, the proposed Project would account for less than 0.01 percent of the 2030 annual consumption in IID's planning area. As such, the proposed Project would account for a negligible portion of the projected annual consumption in IID's planning area. Additionally, the proposed Project would result in a decreased electricity demand as

27 Imperial Irrigation District, 2018 Integrated Resource Plan, https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:9f3d1057-1ac3-31f2-9a85-2846d0de23ee. Accessed December 2023.

compared to what was evaluated for the land uses in the Approved Specific Plan and described in Addendum No 1. Therefore, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact related to electricity as analyzed in EIR No. 470 and Addendum No. 1.

Natural Gas

Natural gas service would be provided to the Project Site by Southern California Gas Company (SoCalGas). Buildout of the proposed Project is projected to generate an on-site demand for natural gas totaling 78,565,739 kBTU or 78.5 million cubic feet (MMcf) per year. The 2022 California Gas Report provides estimates of natural gas supply within SoCalGas' planning area through the year 2035. The report estimates demand will be approximately 1,253,775 million cubic feet (MMcf) per year in 2035.[28] While buildout for the proposed Project is expected to be complete in 2036, the proposed Project would account for less than 0.01 percent of the 2035 annual forecasted supply in SoCalGas' planning area. Accordingly, natural gas demand during operation would be less than significant. Additionally, though the estimated natural gas demand from the land uses in the proposed Classic Club Specific Plan Amendment would be higher than the estimated natural gas demand from the Approved Specific Plan land uses (due to the change in land uses from Office and Industrial to Residential and Hotel, which would utilize appliances such as cooktops, ovens, and water heaters that consume more natural gas), the proposed land uses would be required to comply with Title 24, Part 6, of the California Code of Regulations, which requires the use of energy efficient appliances that would reduce this demand. Therefore, the proposed Project would not result in any new impacts or substantially increase the severity of a previously identified significant impact related to natural gas as analyzed in EIR No. 470 and Addendum No. 1.

Transportation Energy

Buildout of the proposed Project is projected to generate an annual demand of 5,205,131 gallons of transportation fuel (3,565,330 gallons of gasoline and 1,639,801 gallons of diesel). For purposes of comparison, the Energy Information Administration (EIA) forecasts a national oil supply of 17.72 million barrels (mb) per day in 2036, which is when the proposed Project would be fully constructed.[29] This equates to approximately 6,467 mb per year or 271,647 million gallons (mg) per year. Construction of the proposed Project would account for approximately 0.01 percent of the projected annual oil supply in 2036. The project would not result in inefficient or unnecessary consumption of energy resources for

28 California Gas and Electric Utilities, 2022 California Gas Report. https://www.socalgas.com/sites/default/files/Joint_Utility_Biennial_Comprehensive_California_Gas_Report_2022.pdf. Accessed November 2023.

29 International energy Agency (EIA), Energy Efficiency Requirements in Building Codes, Energy Efficiency Policies for New Buildings, IEA Information Paper (2008).

transportation during operation and the impact of the project would be less than significant. Additionally, the proposed Project would result in a negligible increase in petroleum demand (less than 0.01 percent increase) as compared to what was evaluated for the Project Site in Addendum No 1. Therefore, the proposed Project would not result in any new impacts or substantially increase the severity of a previously identified significant impact related to petroleum as analyzed in EIR No. 470 and Addendum No. 1.

Additionally, the proposed Project would not conflict with any adopted energy conservation plans. Design of the proposed Project and proposed development within the Specific Plan No. 343 Area would be performed in conformance with all applicable energy conservation regulations including, but not limited to, provision R2-CE1: Clean Energy in the Riverside County Climate Action Plan, requiring at least 20 percent of energy demand generation from on-site renewable energy for commercial, office, industrial or manufacturing development; meet or exceed 20 percent of energy demand for multi-family residential development; and meet or exceed 30 percent of energy demand for single-family residential development. Proposed development within the Specific Plan No. 343 Area would conform to Title 24 energy conservation standards. Additionally, proposed development 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. 470. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption.

Accordingly, the proposed Project would not have any significant impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during construction and operations. 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 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified no mitigation measures with regard to energy. As the proposed Project would not result in new impacts or increase the severity of previously identified impacts, no mitigation measures are required.

4.1.7 Geology and Soils

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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?	☐	☐	☐	☒

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 Project Site, 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 & Addendum No. 1 Findings:

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. EIR No. 470 stated 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.

Addendum No. 1 confirmed the Acrisure Arena site was not located within a Alquist-Priolo special study zone, but the San Andreas Fault Zone (SAFZ), particularly, the San Andreas South Branch was located immediately north of the site. Addendum No. 1 stated the proposed modifications associated with the development of the Acrisure Arena would not increase the intensity of development acres within Specific Plan Area No. 343. A site specific geotechnical exploratory report and addendum to the geotechnical exploratory report was prepared for the Acrisure Arena 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. Addendum No. 1 determined through compliance with regulatory requirements and the utilization of appropriate seismic design parameters selected by the design professionals, potential effects relating to seismic shaking would be reduced. Addendum No. 1 stated the Arena 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 and Addendum to the Geotechnical Exploratory Report. Therefore, Addendum No. 1 concluded implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impacts as analyzed in EIR No. 470.

***No Substantial Change from Previous Analysis**:*

Although the Specific Plan No. 343 Area is not located within an Alquist-Priolo special study zone, the SAFZ, particularly, the San Andreas South Branch is located to the north.[30] This fault is approximately 2.5 miles from the Specific Plan No. 343 Area. However, the proposed modifications to the Approved Specific Plan No. 343 under the proposed Project would not increase the intensity of development acres within the Specific Plan.

Design of the proposed 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 – Guidelines for Evaluating and Mitigating Seismic Hazards in California. Additionally, development of the Specific Plan No. 343 Area 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. The 2022 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. No new impacts as a result of the proposed Project would occur related to fault rupture.

Accordingly, impacts would be less than significant, and 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 and Addendum No. 1.

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30 State of California and the Department of Conservation. "Earthquake Zones of Required Investigation." Accessed October 2023. https://maps.conservation.ca.gov/cgs/EQZApp/app/.

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.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
12. Liquefaction Potential Zone				
Would the project:				
a. Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☐	☒

a. Would the project be subject to seismic-related ground failure, including liquefaction?

EIR No. 470 & Addendum No. 1Finding:

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.

Addendum No. 1 stated that due to the absence of shallow groundwater, the potential for liquefaction induced settlement was not considered a geologic hazard on the Acrisure Arena site. The potential for dynamic-induced dry settlement due to ground shaking did exist on this site due to potential densification in the underlying sand. Addendum No. 1 stated the project would comply with the recommendations proposed in the geotechnical exploratory report and addendum to the geotechnical exploratory report prepared for the Acrisure Arena. Addendum No. 1 concluded impacts related to seismic-related ground failure, including liquefaction, would be less than significant. Implementation of the Acrisure Arena

project would not result in any new impacts or increase the severity of a previously identified significant impacts as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

The Specific Plan No. 343 Area is not located within a County of Riverside liquefaction susceptibility zone.[31] Due to the absence of shallow groundwater, the potential for liquefaction induced settlement is not considered a geologic hazard in this area. The potential for dynamic-induced dry settlement due to ground shaking does exist on this site due to potential densification in the underlying sand.

As previously stated, design of the proposed Project and proposed development within the Specific Plan No. 343 Area 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 – Guidelines for Evaluating and Mitigating Seismic Hazards in California. Additionally, proposed development of the Specific Plan No. 343 Area 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. Therefore, similar to the Approved Specific Plan analyzed in EIR No. 470, impacts related to seismic-related ground failure, including liquefaction, 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 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required related to liquefaction. As the proposed Project would not result in new impacts or increase the severity of previously identified impacts, no mitigation measures are required.

31 State of California and the Department of Conservation. "Earthquake Zones of Required Investigation." Accessed October 2023. https://maps.conservation.ca.gov/cgs/EQZApp/app/.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
13. Ground-Shaking Zone				
Would the project:				
a. Be subject to strong seismic ground shaking?	☐	☐	☐	☒

a. Would the project be subject to strong seismic ground shaking?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 identified that strong seismic ground shaking is most likely to affect the site during the life of the intended structures. However, EIR No. 470 included mitigation measures requiring compliance with the CBC to reduce potential impacts from seismic ground shaking to less than significant.

Addendum No.1 stated the design of the Acrisure Arena 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, Addendum No. 1 determined potential effects relating to seismic shaking would be reduced. Addendum No. 1 concluded impacts related to strong seismic ground shaking would be less than significant and implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impacts as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

Strong ground shaking can be expected at the Specific Plan No. 343 Area during moderate to severe earthquakes in the region. As previously stated, design of the proposed Project and proposed development within the Specific Plan No. 343 Area 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 – Guidelines for Evaluating and Mitigating Seismic Hazards in California. Additionally, proposed development of the Specific Plan No. 343 Area 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.

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. Similar to impacts analyzed in EIR No. 470 for the Approved Specific Plan, impacts related to

strong seismic ground shaking as a result of the proposed Project 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 and Addendum No. 1.

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.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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?	☐	☐	☐	☒

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 & Addendum No. 1 Findings:

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 percent. 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.

Addendum No. 1 determined there were no known landslides areas mapped in or around the Acrisure Arena site. In addition, the geotechnical exploratory report and addendum to the geotechnical exploratory report prepared for the Acrisure Arena determined that the Arena project area was not considered susceptible to landslides, seismically induced landslides, or other mass wasting processes (debris flows, rock falls, etc.). Therefore, Addendum No. 1 concluded that implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

Similar to what was found in EIR No. 470, there are no known liquefaction or landslide areas mapped in or around the Specific Plan No. 343 Area.[32] However, seismically induced landslides and rockfall would be expected throughout Riverside County in the event of a major earthquake. Factors contributing to the stability of slopes include slope height and steepness, engineering characteristics of the soil comprising the slope, and intensity of groundshaking.[33] As shown in **Table 4.1.7-1: Soil Types Present in Specific Plan No. 343 Area** below, the soil types present in the Specific Plan No. 343 Area are primarily Coachella fine sand and Gilman fine sandy loam.[34] These soils types are at a 0% to 2% slope, well drained, and have the runoff class of low or very low. As previously stated, any proposed development would be constructed in accordance with all applicable current grading and building codes and standards, and would require site plan review to ensure development would not result in significant impacts related to landslides. Additionally, proposed development of the Specific Plan No. 343 Area would be subject to the mitigation measures identified in EIR No. 470 related to landslides. Through compliance with these regulatory requirements and the utilization of appropriate design parameters selected by the design professionals, potential effects relating to landslides would be reduced. Accordingly, impacts would be less than significant with mitigation, and 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 and Addendum No. 1.

32 State of California and the Department of Conservation. "Earthquake Zones of Required Investigation." Accessed October 2023. https://maps.conservation.ca.gov/cgs/EQZApp/app/.

33 County of Riverside General Plan EIR No. 521, "Section 4.12: Geology and Soils," E. Landslides and Rock Falls. https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-general-plan-2015-DEIR-521-DEIR-No.-521.pdf.

34 USDA Natural Resources Conservation Service, Web Soil Survey, Accessed October 2023. https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

Table 4.1.7-1
Soil Types Present in Specific Plan No. 343 Area

Soil Type	Percent of Total Area	Slope	Drainage Class	Runoff Class
Coachella Fine Sand	47.9	0%-2%	Well drained	Very low
Coachella Fine Sandy Loam	3.6	0%-2%	Well drained	Very low
Gilman Fine Sandy Loam	45.5	0%-2%	Well drained	Low
Myoma Fine Sand	2.8	0%-5%	Somewhat excessively drained	Negligible
Myoma Fine Sand	0.3	5%-15%	Somewhat excessively drained	Very low

Source: Web Soil Survey of Specific Plan No. 343 Area*, accessed October 2023. https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx*

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 for proposed development constructed within the Specific Plan No. 343 Area, as appropriate.

Mitigation Measure SS-1 has been modified to include the review and approval of a geologic/geotechnical investigation for any proposed development within the Specific Plan No. 343 Area prior to plot plan review and approval. The geotechnical investigation for each proposed development would confirm geologic conditions to ensure site design accounts for specific soil conditions within the development area. This modification does not change the significance determination in a way that would result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470 and Addendum No. 1.

SS-1 Prior to plot plan review and approval for any proposed development with the Specific Plan No. 343 Area, a geologic/geotechnical investigation shall be prepared. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, hydroconsolidation, subsidence, wind and water erosion, debris flows, seiche, and groundshaking potential. The report shall be signed and stamped by the registered geologist and engineer responsible for its content. Once reviewed and approved by the County Geologist, the following and SS-2 through SS-below 13 shall be conducted:

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 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 grade. 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 and 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 be 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.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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?	☐	☐	☐	☒

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 & Addendum No. 1 Findings:

Subsidence and expansive and collapsible soils are prevalent in the Coachella Valley, including the Project Site. 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.

Addendum No. 1 stated that the soils found on the Acrisure Arena Project Site generally possessed low collapse potential. The geotechnical exploratory report prepared for the Acrisure Arena identified that proper surface drainage design, excavation, recompaction, and moisture conditioning during preparation of the subgrade would reduce the risks associated with collapse. Considering the anticipated earthwork required to achieve design grades, the potential for hydro-consolidation to affect the project upon completion of grading was considered low. Therefore, Addendum No. 1 concluded implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

As shown in Figure 4.12.5 of the County of Riverside General Plan EIR No. 521, the Specific Plan No. 343 Area is located within an area susceptible to subsidence.[35] However, as shown in **Table 4.1.7-1,** subsidence is unlikely in the Specific Plan No. 343 Area because the soil types present are well draining and in a low runoff class.

According to the Riverside County General Plan Safety Element, expansive soils are now routinely alleviated through the Riverside County's implementation of the Building Code. As previously stated, any proposed development would be constructed in accordance with all applicable current grading and building codes and standards as they relate to ground subsidence, and would require site plan review to ensure development would not result in significant impacts regarding expansion. Additionally, proposed development of the Specific Plan No. 343 Area would be subject to the mitigation measures identified in EIR No. 470 regarding expansion. Through compliance with these regulatory requirements and the utilization of appropriate design parameters selected by the design professionals, potential effects relating to ground subsidence would be reduced. Accordingly, impacts would be less than significant with mitigation and 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 and Addendum No. 1.

35 County of Riverside General Plan EIR No. 521, Figure 4.12.5: Documented Subsidence Areas. https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-general-plan-2015-DEIR-521-DEIR-No.-521.pdf. Accessed October 2023.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified the following mitigation measure to address impacts related to ground subsidence. This measure, listed below, would continue to apply to the proposed Project and would be enforced for proposed development constructed within the Specific Plan No. 343 Area, 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.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
16. Other Geologic Hazards				
Would the project:				
c. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

a. Would the project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 noted that Project Site was not located within an area with a known risk of seiche, mudflow, or volcanic activity. As such, EIR No. 470 concluded that impacts due to geologic hazards, such as seiche, mudflow, or volcanic hazard would not occur.

Addendum No. 1 confirmed the Arena site was 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, Addendum No. 1 concluded implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

Similar to the findings in EIR No. 470, the Specific Plan No. 343 Area is not located near a major body of water or within an area which has a known risk of seiche, mudflow, or volcanic activity. As shown in Figure

S-10 of the Riverside County General Plan Safety Element, the Project Site is not located in a Dam Failure Inundation Zone.[36] No impact would occur as a result of seiches, mudflows, volcanic hazards, or other geologic hazards. Accordingly, impacts would be less than significant, and 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 and Addendum No. 1.

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 proposed Project would not result in new impacts or increase the severity of previously identified impacts, no mitigation measures are required.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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?	☐	☐	☐	☒

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 & Addendum No. 1 Findings:

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, as well as mitigation measures

36 County of Riverside General Plan, Safety Element, Figure S-10, "Dam Failure Inundation Areas"; Riverside County EIR No. 470. https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_9894739/File/Government/Departments/Planning/General%20Plan.pdf

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 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.

Addendum No. 1 stated the Acrisure Arena project would not increase the intensity of development acres within the Specific Plan No. 343 Area. According to the geotechnical exploratory report prepared for the Arena project, conventional cut and fill grading would be utilized to construct the Acrisure Arena project. Addendum No. 1 stated the proposed Project would be subject to the mitigation measures identified in EIR No. 470, thereby ensuring that impacts associated with grading and slopes would be similar to those identified in EIR No. 470. Addendum No. 1 stated the project would also comply with the recommendations proposed in the Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report. Therefore, Addendum No. 1 concluded implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

As shown in **Table 4.1.7-1**, current slopes in the Specific Plan No. 343 Area primarily range from 0% to 2%, with one type of sand having a slope of 5% to 15%. As previously stated, the design of the proposed Project and proposed development constructed within the Specific Plan No. 343 Area would be completed in accordance with all applicable current grading and building codes and standards to ensure development would not result in significant impacts to topography, ground surface relief features, or subsurface sewage disposal systems. Additionally, proposed development of the Specific Plan No. 343 Area would be subject to the mitigation measures identified in EIR No. 470 regarding slope stability to reduce the risk of impacts to existing topography and ground surface relief features. Accordingly, similar to the Approved Specific Plan analyzed in EIR No. 470, impacts would be less than significant with mitigation and 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 and Addendum No. 1.

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 for proposed development constructed within the Specific Plan No. 343 Area, 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.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
18. Soils				
Would the project:				
a. Result in substantial soil erosion or the loss of topsoil?	☐.	☐	☐	☒
b. Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), 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?	☐.	☐	☐	☒

a. Would the project result in substantial soil erosion or the loss of topsoil?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 noted that the NorthStar 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.

Addendum No. 1 stated, according to the geotechnical exploratory report prepared for the Acrisure Arena, the Acrisure Arena site was subject to erosion, runoff, and sedimentation due to the granular nature of the site soil and high winds of the region. The site was also within a recognized blow sand hazard area. Addendum No. 1 stated the Arena 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 prepared for the Acrisure Arena. With implementation of these mitigation measures from the certified EIR, Addendum No. 1 concluded the

Arena project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

As shown in Figure 4.12.6 of the County of Riverside General Plan EIR No. 521, the Specific Plan No. 343 Area is located within an area highly susceptible to wind erosion.[37] As previously stated, any proposed development would be constructed in accordance with all applicable current grading and building codes and standards as they relate to soil erosion. Additionally, development of the Specific Plan No. 343 Area would be subject to the mitigation measures identified in EIR No. 470 regarding soil erosion. Through compliance with these regulatory requirements and the utilization of appropriate design parameters selected by the design professionals, potential effects relating to soil erosion and loss of topsoil would be reduced. Accordingly, impacts would be less than significant with mitigation and 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 and Addendum No. 1.

b. Would the project be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial risks to life or property?

EIR No. 470 & Addendum No. 1 Findings:

The certified Final EIR stated that subsidence and expansive and collapsible soils are prevalent in the Coachella Valley, including the Project Site. 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 and 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.

Addendum No. 1 stated the Acrisure Arena site soils in the near surface soils possessed a low expansion potential. As such, Addendum No. 1 determined the implementation of the Arena project would not result in any substantial risks to life or property associated with expansive soils. Addendum No. 1 concluded impacts would be less than significant with mitigation and the Arena project would implement the identified mitigation measures in EIR No. 470. Therefore, Addendum No. 1 found implementation of the Arena project 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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37 County of Riverside General Plan EIR No. 521, Figure 4.12.6: Wind Erosion Susceptibility Areas. https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-general-plan-2015-DEIR-521-DEIR-No.-521.pdf. Accessed October 2023.

No Substantial Change from Previous Analysis:

Expansive soils have a significant amount of clay particles that can rapidly release water or take on water. As shown in **Table 4.1.7-1**, the soil types present in the Specific Plan No. 343 Area do not have a significant amount of clay particles, as they are sandy, well-draining, and in a low runoff class. According to the Riverside County General Plan Safety Element, expansive soils are now routinely alleviated through the Riverside County's implementation of the Building Code.[38] As previously stated, any proposed development would be constructed in accordance with all applicable current grading and building codes and standards as they relate to ground subsidence. Additionally, proposed development of the Specific Plan No. 343 Area would be subject to the mitigation measures identified in EIR No. 470 regarding expansion. Compliance with these regulatory requirements and the utilization of appropriate design parameters selected by the design professionals would ensure potential effects relating to ground subsidence would be less than significant. Accordingly, similar to the Approved Specific Plan analyzed in EIR No. 470, impacts would be less than significant with mitigation and 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 and Addendum No. 1.

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 & Addendum No. 1 Findings:

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 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 Project 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.

The Specific Plan, as analyzed in EIR No. 470, did not involve the construction of septic systems on site, as the NorthStar 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.

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38 Riverside County General Plan, "Safety Element." September 28, 2021. https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-2021-elements-Ch06-Safety-092821.pdf. Accessed October 2023.

Addendum No. 1 stated the Arena project would not involve the construction of septic systems on site, as the Acrisure Arena would connect to a sanitary sewer system for treatment of wastewater. As such, Addendum No. 1 concluded significant impacts associated with septic systems would not occur. Therefore, implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

Similar to the Approved Specific Plan No. 343, the proposed Classic Club Specific Plan Amendment does not involve the construction of septic systems. As such, significant impacts associated with septic systems would not occur. Accordingly, impacts would be less than significant, and 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 and Addendum No. 1.

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 for proposed development constructed within the Specific Plan No. 343 Area, 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 grade. 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-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 and 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 be 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.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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?	☐	☐	☐	☒

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 & Addendum No. 1 Findings:

EIR No. 470 identified the Project Site as located in a high wind erosion area and an active blowsand area, and identified mitigation measures requiring installation and maintenance of windbreaks; 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.

Addendum No. 1 stated proposed grading activities for the Acrisure Arena would expose underlying soils at the site, which would increase erosion susceptibility during grading and construction activities. Addendum No. 1 noted exposed soils would be subject to erosion due to the removal of stabilizing vegetation and exposure of these erodible materials to wind. Addendum No. 1 stated the Arena project would also be required to comply with SCAQMD Rule 403, which addresses the reduction of airborne particulate matter. Addendum No. 1 determined, with mandatory adherence to the stormwater pollution and prevention plan (SWPPP) and other applicable regulatory requirements, effects associated with wind-related erosion during construction would be maintained at a level below significance. Addendum No. 1 determined following construction, wind erosion on the Acrisure Arena site would be negligible, as the

disturbed areas would be landscaped or covered with impervious surfaces. Therefore, Addendum No. 1 concluded implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

As shown in Figure 4.12.6 of the County of Riverside General Plan EIR No. 521, the Specific Plan No. 343 Area is located within an area highly susceptible to wind erosion.[39] Pursuant to requirements of the Storm Water Resources Control Board (SWRCB), the project applicant for any proposed development within the Specific Plan No. 343 Area would be required to implement Best Management Practices 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. Additionally, any proposed development under the proposed Project would comply with the NPDES permit, which involves preparation and implementation of a SWPPP for construction-related activities. The SWPPP would specify BMPs to minimize the potential for wind erosion to occur and would include site-specific measures to address the potential for temporary excavations. Grading and other construction activities involving soil exposure or the transport of earth materials and significant short-term impacts associated with wind erosion would be precluded mandatory compliance under *Ordinance No. 484*, which regulates blowsand in the County. Any proposed development within the Specific Plan No. 343 Area would also be required to comply with SCAQMD Rule 403, which addresses the reduction of airborne particulate matter. With adherence to the applicable regulatory requirements, effects associated with wind-related erosion during construction would be maintained at a level below significance.

As previously stated, any proposed development would be constructed in accordance with all applicable current grading and building codes and standards as they relate to wind erosion. Additionally, development of the Specific Plan No. 343 Area would be subject to the mitigation measures identified in EIR No. 470 regarding wind erosion. Compliance with these regulatory requirements and the utilization of appropriate design parameters selected by the design professionals would ensure potential effects relating to wind erosion would be less than significant, similar to the analysis in EIR No. 470. Accordingly, impacts would be less than significant with mitigation and 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 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

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39 Riverside County. *Volume 1: Draft Program EIR No. 521*, State Clearinghouse No. 2009041065. February 2015. https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-general-plan-2015-DEIR-521-DEIR-No.-521.pdf. Accessed October 2023.

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 for proposed development constructed within the Specific Plan No. 343 Area, 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

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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?	☐	☐	☐	☒

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 project that with the exercise of reasonable diligence, information about the project's potential affect to GHG emissions was readily available to the public. 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 4.1.8-1: Description of Identified Greenhouse Gases**.

Table 4.1.8-1
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 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, many 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 Senate Bill (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."[40] 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.[41] 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 at least 20 percent of electricity retail sales come from renewable sources by 2010. In April

40 CARB, Climate Change Scoping Plan: A Framework for Change. Accessed February 2021, https://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf.

41 CARB, Climate Change Scoping Plan, p. ES-7.

2016, the California Energy Commission (CEC) updated the RPS pursuant to SB 350, intended to set the new target 50 percent renewables by 2030.[42] 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 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[43] 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,[44] 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.

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42 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.

43 CARB, First Update to the Climate Change Scoping Plan: Building on the Framework (May 2014).

44 CARB, California's 2017 Climate Change Scoping Plan. Accessed February 2021, https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf.

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 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.[45]

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.

45 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.

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.[46] 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 California Health and Safety Code Section 40460(b),[47] 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 2024–2050 RTP/SCS,[48] which includes a Sustainable Communities Strategy that addresses regional development and growth forecasts. The SCAG 2024–2050 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 a 19 percent reduction in per capita passenger vehicle GHG emissions by 2035 compared to the 2005 level. SCAG relies on a broad range of strategies to achieve this reduction.

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

46 California Legislative Information, Senate Bill No. 375. Accessed February 2021, https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200720080SB375.

47 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.

48 Southern California Association of Governments (SCAG), Connect SoCal: 2024–2050 Regional Transportation Plan/Sustainable Communities Strategies Draft, " Accessed May 2024, https://scag.ca.gov/sites/main/files/file-attachments/23-2987-connect-socal-2024-final-complete-040424.pdf?1714175547

5, 2008, the SCAQMD Governing Board adopted the staff proposal for an interim GHG significance threshold for stationary source/industrial projects where SCAQMD is the 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. The 2019 CAP Update was approved on December 17, 2019.The 2019 CAP update refines the County's efforts to meet greenhouse gas (GHG) reduction strategies, specifically for the years 2035 and 2050. The 2019 CAP update builds upon the GHG reduction strategies in the 2015 CAP.

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 of development projects. 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.

The screening table method assigns points for each option incorporated into a project as mitigation or a 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 in the County's CAP Update and would not require quantification of project-specific GHG emissions.

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.[49]

Existing Emissions

Since approval of the Specific Plan in 2006, only the Classic Club Golf Course, Club House, and Arena have been developed within the Project Site. Operation of these uses currently generates GHG emissions associated with vehicle trips traveling to and from the Classic Club Golf Course, Club House, and Arena. In addition, the Club House and Arena generate 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 Project Site 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 & Addendum No. 1 Findings:

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 project.

While EIR No. 470 did not include a GHG analysis, Addendum No. 1 modeled GHG emissions associated with the project land uses analyzed in EIR No. 470 for comparative purposes to the Arena project and land uses in Addendum No. 1 for the Specific Plan No. 343 Area. It was determined that the Arena project and land uses in Addendum No. 1 for the Specific Plan No. 343 Area would result in a decrease of 2,925 MTCO2e per year without construction amortization when compared to the project land uses analyzed in EIR No. 470. Addendum No. 1 stated the development proposed, specifically the Arena, would incorporate energy and water efficiency design features based on the latest CALGreen and Title 24 Building Energy Efficiency standards. Moreover, the development of the Arena proposed was determined in Addendum

49 South Coast Air Quality Management District (SCAQMD), Greenhouse Gas (GHG) Inventories for the Coachella Valley, June 2011.

No. 1 to be consistent with the County's CAP and would achieve a minimum of 100 points pursuant to the CAP Screening Tables. As such, Addendum No. 1 determined impacts would be less than significant impact. Therefore, Addendum No. 1 concluded implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

Construction

The analysis of the GHG emissions associated with buildout of the proposed Classic Club Specific Plan Amendment consists of a quantitative analysis of the GHG emissions generated by full buildout of the proposed planning areas that are not yet constructed (*i.e.,* excluding the golf course, golf clubhouse, and Arena) for the proposed Project and a qualitative analysis of the proposed 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 (version 2022 1.1.22) and results are shown in **Appendices A.1** through **A.6**. 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 4.1.8-2: Construction GHG Emissions – Proposed Project**, total construction emissions would be 38,339 MTCO2e. 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.[50] As shown in **Table 4.1.8-2**, when amortized over an average 30-year lifetime, average annual construction emissions from the proposed Classic Club Specific Plan Amendment would be 1,278 MTCO2e per year. These amortized emissions are added to the annual operational emissions below.

Emissions were estimated using this model for the proposed Classic Club Specific Plan, as well as for the land uses for the Approved Specific Plan described in Addendum No.1 and the land uses in EIR No. 470, to provide an accurate comparison. **Table 4.1.8-3: Construction GHG Emissions – Land Uses Comparison** compares the total proposed Classic Club Specific Plan Amendment construction emissions, the

50 International energy Agency (EIA), Energy Efficiency Requirements in Building Codes, Energy Efficiency Policies for New Buildings, IEA Information Paper (2008).

construction emissions for the land uses in the Approved Specific Plan and described in Addendum No. 1, and the construction emissions from the land uses described in EIR No. 470. As shown, the total construction emission for the land uses for the Approved Specific Plan would be 28,849 MTCO2e and total construction emissions for the land uses in EIR No. 470 would be 28,819 MTCO2e. Emissions would be higher in the proposed Project as compared to the Approved Specific Plan and in EIR No. 470 due to an increase in construction trips for the proposed land uses as estimated by CalEEMod and the increase in residential units being construction. Overall, construction emissions for the proposed Project would be approximately 317 MTCO2e higher per year in comparison to EIR No. 470 and Addendum No. 1 when looking at 30-year amortized rates. However, as discussed below, overall GHG emissions would be less than those identified in EIR No. 470 and approximately 1 percent higher than those identified in Addendum No. 1 as further discussed below.

Table 4.1.8-2
Construction GHG Emissions – Proposed Project

Construction Year	MTCO2e/Year
2025	766
2026	3,850
2027	4,404
2028	4,332
2029	4,232
2030	4,150
2031	4,069
2032	4,386
2033	4,353
2034	3,315
2035	482
Total	**38,339**
30-Year Annual Amortized Rate	1,278

Source: ***Appendix A.1: Air Quality and Greenhouse Gas Emissions—Proposed Specific Plan Construction.***
Notes: Totals in table may not appear to add exactly due to rounding in the computer model calculations.

Table 4.1.8-3
Construction GHG Emissions – Land Uses Comparison

	MTCO2e/Year	30-Year Amortized Rate
Total Proposed Specific Plan[a]	38,339	1,278
Total Approved Specific Plan[b]	28,849	961
Total EIR No. 470 Specific Plan[c]	28,819	961

Sources: a – ***Appendix A.1: Air Quality and Greenhouse Gas Emissions—Proposed Specific Plan Construction.***

B – ***Appendix A.3: Air Quality and Greenhouse Gas Emissions—Adopted Specific Plan Construction.***

C – ***Appendix A.5: Air Quality and Greenhouse Gas Emissions—EIR No. 470 Construction.***

Notes: Totals in table may not appear to add exactly due to rounding in the computer model calculations.

Operation

Operation of the Proposed Classic Club Specific Plan Amendment has the potential to generate GHG emissions through vehicle trips to and from the Specific Plan. In addition, emission 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. **Table 4.1.8-4: Operational GHG Emissions – Proposed Project Land Uses** shows the estimated GHG emissions that would result from the operation of the proposed Classic Club Specific Plan Amendment with the inclusion of the already built Planning Areas 1, 2, and 10. The resulting emissions would be 58,120 MTCO2e per year.

Table 4.1.8-4
Operational GHG Emissions – Proposed Project Land Uses

Source	MTCO2e/Year
Proposed Specific Plan	
Construction (amortized)	1,278
Mobile	43,089
Area	272
Energy	12,321
Waste	648
Water	512
Total	**58,120**

Source: ***Appendix A.2: Air Quality and Greenhouse Gas Emissions—Proposed Specific Plan Operation.***

Notes: GHG = greenhouse gas; MTCO2e = metric tons of carbon dioxide equivalent.

Table 4.1.8-5: Operational GHG Emissions – Land Uses Comparison shows the GHG emissions that would result from the operation of the land uses proposed under the Classic Club Specific Plan Amendment, including the already built Planning Areas which include the golf course, golf clubhouse, and Acrisure Arena. As shown below, the emissions from the proposed Project would be 14,558 MTCO2e per year below the GHG emissions estimated for the land uses in the project as analyzed in EIR No. 470, and 566 MTCO2e per year above the GHG emissions for the land uses in the Approved Specific Plan and described in Addendum No. 1 with the inclusion of the amortized construction emissions. The increase in operational GHG emissions from Addendum No. 1 would be approximately 1 percent and would be an incremental increase that would not increase the severity of impacts previously identified in EIR No. 470 or in Addendum No. 1. The increase can be attributed to the increase in the number of residential units in the proposed Project. Furthermore, the proposed Project 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, the development of the proposed Project 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.

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 and Addendum No. 1.

Table 4.1.8-5
Operational GHG Emissions – Land Uses Comparison

Source	Proposed Classic Club Specific Plan Amendment MTCO2e/Year[a]	Approved Specific Plan MTCO2e/Year[b]	EIR No. 470 MTCO2e/Year[c]
Construction (amortized)	1,278	961	961
Mobile	43,089	42,707	60,086
Area	272	190	186
Energy	12,321	12,331	10,368
Waste	648	603	600
Water	512	762	477
Total	**58,120**	**57,554**	**72,678**

Sources: a – ***Appendix A.2: Air Quality and Greenhouse Gas Emissions—Proposed Specific Plan Operation.***

B – ***Appendix A.4: Air Quality and Greenhouse Gas Emissions—Adopted Specific Plan Operation.***

C – ***Appendix A.6: Air Quality and Greenhouse Gas Emissions—EIR No. 470 Operation.***

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 & Addendum No. 1 Findings:

At the time of EIR No. 470, 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 project that with the exercise of reasonable diligence, information about the project's potential effect on GHG emissions was readily available to the public.

As previously discussed, 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 changes to land use in Addendum No. 1 were found to result in a reduction in GHG emissions compared to the Approved Specific Plan No. 343 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. 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 development 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. Addendum No. 1 determined, based on the features for the land uses, the Approved Specific Plan No. 343 would result in a minimum total of 150 points and the Arena itself would result in a minimum total of 101 points. Addendum No. 1 noted the Arena project also included GHG reduction features that did 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. Addendum No. 1 stated the Arena project would also be required to implement the mitigation measures identified in EIR No. 470 related to air quality that relate to greenhouse gas emissions. As such, Addendum No. 1 stated, consistent with County's CAP, the Arena project would have a less than significant impact. Therefore, Addendum No. 1 concluded implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

The proposed Classic Club Specific Plan Amendment would change the mix of land uses allowed in the Specific Plan No. 343 Area. The proposed Project would increase the number of residential dwelling units by 405, [51] increase the number of hotel rooms by 541, and decrease the retail, commercial, and office uses by a total of 386,035 square feet in comparison to EIR No. 470.

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. Additionally, the operation of the proposed Classic Club Specific Plan Amendment would result in emissions of approximately 58,157 MTCO2e per year, as discussed above.

2022 Scoping Plan

The Scoping Plan is a GHG reduction roadmap developed and updated by the California Air Resources Board (CARB). The 2022 Scoping Plan Update is the most comprehensive and far-reaching Scoping Plan developed to date. It identifies a technologically feasible, cost-effective, and equity-focused path to achieve new targets for carbon neutrality by 2045 and to reduce anthropogenic GHG emissions to at least 85 percent below 1990 levels, while also assessing the progress California is making toward reducing its GHG emissions by at least 40 percent below 1990 levels by 2030, as called for in SB 32 and laid out in the 2017 Scoping Plan.[52] To assist local jurisdictions, the 2022 Scoping Plan Update presents a non-exhaustive list of impactful GHG reduction strategies that can be implemented by local governments within the three priority areas: transportation electrification, VMT reduction, and building decarbonization (Priority GHG Reduction Strategies for Local Government Climate Action Priority Areas).[53]

The proposed Project would support the goals of the 2022 Scoping Plan as it would comply with Section 17.188.045 of the County's Code of Ordinances, which requires new developments that require over 50 parking spaces to designate 3 spaces for electrical vehicles (EVs) and designate one additional space for EVs for each additional 50 parking spaces. This would be consistent with the Scoping Plan goals of the transitioning to EVs. In addition, the proposed Project's mixed-use nature would result in a reduction of average weekday vehicle trips, as the proposed Project's mix of land uses allows residents and visitors to

51 The number of allowed residential dwelling units under the Approved Specific Plan No. 343 is 970. However, EIR No. 470 did not include the Golf View Villas (54 units) and Resort Timeshare Units (216 units) in its analysis of residential dwelling units. Since EIR No. 470 only analyzed 700 residential dwelling units, this Addendum is analyzing an increase of 405 residential units to take a conservative approach and ensure that the worst-case scenario is analyzed.

52 CARB, California's 2022 Climate Change Scoping Plan, https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/2022-scoping-plan-documents. Accessed May 2024.

53 Table 1 of Appendix D, 2022 Scoping Plan Update.

be in close proximity to a variety of land uses, thereby reducing the need for further travel and reducing VMT and GHG emissions.[54]

As discussed further below, the design of the proposed Project and proposed development within the Specific Plan No. 343 Area would be performed in conformance with provision R2-CE1: Clean Energy in the Riverside County Climate Action Plan (CAP), which requires at least 20 percent of energy demand generation from on-site renewable energy for commercial, office, industrial or manufacturing development; as well as to meet or exceed 20 percent of energy demand for multi-family residential development; and meet or exceed 30 percent of energy demand for single-family residential development. The proposed Project would include energy efficient appliances in compliance with CALGreen requirements, which would have low GHG emission rates and incorporate energy saving technologies and appliances. Therefore, the proposed Project would be consistent with building decarbonization strategies.

Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy

A discussion of the proposed Project's consistency with the goals and policies aimed at helping SCAG achieve their vision of a healthy, prosperous, and connected region, as described in the 2024-2050 RTP/SCS, is presented in **Table 4.1.8-6: Project Consistency with SCAG 2024-2050 RTP/SCS**, below. As shown in **Table 4.1.8-6**, the proposed Project would not conflict with the 2024-2050 RTP/SCS.

Table 4.1.8-6
Project Consistency with SCAG 2024-2050 RTP/SCS Goals and Policies

Goals and Policies	Consistency Analysis
Mobility: Build and maintain an integrated multimodal transportation network	
Support investments that are well-maintained and operated, coordinated, resilient and result in improved safety, improved air quality and minimized greenhouse gas emissions.	**No Conflict.** The proposed Project would support this goal by complying with applicable energy, water, and waste efficiency measures specified in the Title 24 Building Energy Efficiency Standards and CALGreen standards. Additionally, the Acrisure Arena, constructed in Planning Area 10, includes a solar photovoltaic array over the pedestrian walkway on the northern boundary of the surface parking area, providing shade to pedestrians in addition to contributing to energy sustainability. Additionally, design of the proposed Project and proposed development within the Specific Plan No. 343 Area would conform with provision R2-CE1: Clean Energy in the Riverside County CAP, which requires at least 20 percent of energy demand generation from on-site renewable energy for commercial, office, industrial, or manufacturing development; as well as to meet or exceed 20 percent

54 See Traffic Study (**Appendix B**).

Table 4.1.8-6
Project Consistency with SCAG 2024-2050 RTP/SCS Goals and Policies

Goals and Policies	Consistency Analysis
	of energy demand for multi-family residential development; and meet or exceed 30 percent of energy demand for single-family residential development. The proposed Project would also include EV parking stalls. This would serve to reduce air quality and GHG emissions.
Ensure that reliable, accessible, affordable and appealing travel options are readily available, while striving to enhance equity in the offerings in high-need communities.	**No Conflict**. The proposed Project would support this goal by improving the viability of alternative forms of transportation through higher density development. Moreover, the proposed Project's mixed-use development would allow residents and visitors the ability to walk to a variety of land uses. The Project Site would also be served by extensive pedestrian, bike, and other recreational trails.
Support planning for people of all ages, abilities, and backgrounds.	**No Conflict**. The proposed Classic Club Specific Plan Amendment would facilitate development of the remaining undeveloped Planning Areas within the Specific Plan No. 343 Area but would not displace any existing residents. Moreover, the proposed Project would provide up to 1,105 high and very-high density residential dwelling units, an increase of up to 405 residential dwelling units from the Approved Specific Plan. A substantial portion of these residential units are proposed to be multi-family units at densities recognized in State Housing Laws to be consistent with affordable housing.
Communities: Develop, connect and sustain livable and thriving communities	
Create human-centered communities in urban, suburban, and rural settings to increase mobility options and reduce travel distances.	**No Conflict.** As mentioned previously, the Project would develop a mixed-use community that contains residential, commercial, sports, entertainment, and hospitality components. The close proximity of residential uses to a variety of land uses encourages use of various transportation options, including walking, biking, and using public transit which would increase mobility and reduce travel distance.
Produce and preserve diverse housing types in an effort to improve affordability, accessibility and opportunities for all households.	**No Conflict.** The proposed Classic Club Specific Plan Amendment would facilitate development of the remaining undeveloped Planning Areas within the approved Specific Plan area but would not displace any existing residents. Moreover, the Project would provide up to 1,105 high and very-high density residential dwelling units, an increase of up to 405 residential dwelling units from the Approved Specific Plan. A substantial portion of these residential units are proposed to be multi-family units at densities recognized in State Housing Laws to be consistent with affordable housing.
Environment: Create a healthy region for the people of tomorrow	
Develop communities that are resilient and can mitigate, adapt to, and respond to chronic and acute stresses and disruptions, such as climate change.	**No Conflict.** The proposed Project would support this goal by proposing changes to the Approved Specific Plan that would repurpose portions of the Specific Plan area with entertainment, hospitality, and food/beverage uses complementing the existing Acrisure Arena and Classic Club Golf Course. The changes associated with the proposed Specific Plan Amendment would increase the allowed number of residential dwelling units by 405 and the number of hotel rooms by 541 from the Approved Specific Plan. The Circulation Plan for the proposed

Table 4.1.8-6
Project Consistency with SCAG 2024-2050 RTP/SCS Goals and Policies

Goals and Policies	Consistency Analysis
	Classic Club Specific Plan Amendment is multimodal and includes vehicular, pedestrian, and bicycle systems to provide circulation efficiency as well as safety for guests. The proposed Project would increase housing options in an area surrounded by a variety of land uses and served by extensive pedestrian, bike, and other recreational trails.
Integrate the region's development pattern and transportation network to improve air quality, reduce greenhouse gas emissions and enable more sustainable use of energy and water.	**No Conflict.** The Circulation Plan for the proposed Classic Club Specific Plan Amendment is multimodal and includes vehicular, pedestrian, and bicycle systems to provide circulation efficiency as well as safety for guests. The proposed Project would be served by extensive pedestrian, bike, and other recreational trails. The proposed Project would also comply with applicable energy, water, and waste efficiency measures specified in the Title 24 Building Energy Efficiency Standards and CALGreen standards.
Conserve the region's resources.	**No Conflict**. The proposed Project and proposed development within the Specific Plan area would be conform with provision R2-CE1: Clean Energy in the Riverside County Climate Action Plan (CAP), which requires at least 20 percent of energy demand generation from on-site renewable energy for commercial, office, industrial or manufacturing development; as well as to meet or exceed 20 percent of energy demand for multi-family residential development; and meet or exceed 30 percent of energy demand for single-family residential development. The Project would also comply with applicable energy, water, and waste efficiency measures specified in the Title 24 Building Energy Efficiency Standards and CALGreen standards. Additionally, the Acrisure Arena, constructed in Planning Area 10, includes a solar photovoltaic array, which provides solar power in the area. The proposed conceptual landscape plan for the Classic Club Specific Plan Amendment also contains the Valley Landscape/Zone A typology. This typology would be made up of native desert species adapted to local conditions and would require limited use of water resources.
Economy: Support a sustainable, efficient and productive regional economic environment that provides opportunities for all people in the region	
Improve access to jobs and educational resources.	**No Conflict.** Projections for 2050 estimate a projected jobs/housing ratio of 0.92 by 2050.[55,56] An employment to housing ratio in the range of 0.75 to 1.5 is considered beneficial. The Classic Club Specific Plan Amendment proposes changes to the Approved Specific Plan that would repurpose portions of the Specific Plan area with entertainment, hospitality, and food/beverage uses to complement the existing Acrisure Arena and Classic Club Gold Course. The proposed Classic Club

55 *SCAG. 2024 Demographics and Growth Forecast*. Accessed May 2024. https://scag.ca.gov/sites/main/files/file-attachments/23-2987-tr-demographics-growth-forecast-final-040424.pdf?17122618399.

56 The jobs/housing ratio is determined by dividing the estimated employment by the estimated number of households (148,800 employees / 161,400 households = 0.92 jobs per household ratio).

Table 4.1.8-6
Project Consistency with SCAG 2024-2050 RTP/SCS Goals and Policies

Goals and Policies	Consistency Analysis
	Specific Plan Amendment would add an estimated 2,900 jobs to the Thousand Palms community.
Advance a resilient and efficient goods movement system that supports the economic vitality of the region, attainment of clean air and quality of life for our communities.	**No Conflict.** This goal is directed toward SCAG and is not specifically applicable to the proposed Project. Nonetheless, the Project Site's location near I-10 and within an already urban and developed area allows for efficient travel to the Project Site. A circulation plan has been developed for the proposed Classic Club Specific Plan Amendment area which includes vehicular systems to improve efficiency.

Source: SCAG. *Connect SoCal 2024–2050 RTP/SCS*. Adopted April 2024. Accessed May 2024. https://scag.ca.gov/sites/main/files/file-attachments/23-2987-connect-socal-2024-final-complete-040424.pdf?1714175547.

County of Riverside Climate Action Plan

As discussed previously, the County of Riverside adopted a CAP in 2012, which has developed a process for determining significance of GHG impacts from new development projects. The CAP identifies the screening tables as a method to measure the reduction of GHG emissions of development projects. As discussed above, for those projects exceeding the 3,000 MTCO2e screening criterion, or those that are too large to evaluate against a simple metric, the CAP offers the screening table assessment to demonstrate compliance with AB 32.

It is important to note, when EIR No. 470 was certified in 2006, Riverside County had not yet adopted its CAP, and, as such, the screening tables were not used. In 2021, the analysis in Addendum No. 1 for the Arena project, the Arena itself resulted in a minimum total of 101 points, based on the features for the land uses. The proposed Specific Plan would include many of the greenhouse gas measures listed in the CAP screening tables in compliance with existing regulatory compliance measures such as the General Plan, CalGreen Building Codes, Title 24 requirements and the County's Code of Ordinances. The proposed Project would result in a total of 136 points as shown in **Table 4.1.8-7: County of Riverside Greenhouse Gas Screening Table.** Additionally, features related to mixed use developments have not been assigned specific point values, and as such are not accounted for in the total point value of the Project. As discussed above, projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the County's CAP Update.

Table 4.1.8-7
County of Riverside Greenhouse Gas Screening Table

Feature	Description	Project Consistency	Points
Screening for GHG Implementation Measures for Residential Development [a]			
EE5.A.2 Windows	• Enhanced Window (0.32 U-Factor, 0.25 SHGC)	The proposed Project will satisfy this measure by adhering to the California	4 points

Table 4.1.8-7
County of Riverside Greenhouse Gas Screening Table

Feature	Description	Project Consistency	Points
		Title 24 Update which requires the maximum U-factor for windows to be 0.30.	
EE10.A.3 Cool Roofs	• Enhanced Cool Roof (CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance)	The proposed Project will satisfy this measure by adhering to the current Building Energy Efficiency Standards for residential development within climate zones 10-15, which requires a solar reflectance of 0.2 and a thermal emittance of 0.75.	7 points
EE5.B.1 Heating/Cooling Distribution System	• Enhanced Duct Insulation (R-8) Distribution loss reduction with inspection (HERS Verified Duct Leakage or equivalent)	The proposed Project will satisfy this measure by adhering to the 2022 Energy Code Insulation and QII Requirements which requires duct insulated to R-8 within climate zones 1, 2, 4, and 8-16.93	5 points
EE5.B.3 Water Heaters	• Improved Efficiency Water Heater (0.675 Energy Factor)	The proposed Project will satisfy this measure as typical gas storage water heaters have uniform energy factor (UEF) of 0.60-0.76, electric storage water heaters approximately 0.90, and gas instantaneous units approximately 0.80-0.94.	7 points
EE5.B.5 Artificial Lighting	• High Efficiency Lights (50% of in-unit fixtures are high efficiency)	The proposed Project will satisfy this measure by adhering to the requirements of the current CalGreen Building Code Section 150(k) 1A which requires all luminaries or light sources be high efficacy and by permanently installing lighting within the interior common areas in the buildings that are high efficacy luminaire.	6 points
W2.A.1 Water Efficient Landscaping	• Only California Native Plants that requires no irrigation or some supplemental irrigation	The proposed Project would satisfy this measure by including native and drought tolerant plants in compliance with the County's Code of Ordinances, Chapter 17.276 water efficient landscape requirements.	5 points
W2.A.2 Water Efficient Irrigation Systems	• Low precipitation spray heads < .75"/hr or drip irrigation	The proposed Project will satisfy this measure by adhering to the requirements of the 2022 CalGreen Building Code Section 4.304.1. Additionally, the County Code of Ordinances Chapter 17.276.050 requires irrigation systems to be designed maintained and managed to meet or exceed an average efficiency of 0.71.	1 point

Table 4.1.8-7
County of Riverside Greenhouse Gas Screening Table

Feature	Description	Project Consistency	Points
W2.B.1 Showers	• Water Efficient Showerheads (2.0 gpm)	The proposed Project will satisfy this measure by adhering to the requirements of the current 2022 CalGreen Building Code Section 4.303.1 by installing showerheads not exceeding 1.8 gpm at 80 psi.	2 points
W2.B.2 Toilets	• Water Efficient Toilets (1.5 gpm	The proposed Project will satisfy this measure by adhering to the requirements of the current CalGreen Building Code Section 4.303.1 by installing water efficient toilets less than or equal to 1.28 gal/flush.	2 points
W2.B.3 Faucets	• Water Efficient faucets (1.28 gpm)	The proposed Project will satisfy this measure by adhering to the requirements of the current CalGreen Building Code Section 4.303.1 by installing water efficient faucets for the lavatories, metering, and kitchen.	2 points
W2.B.4 Dishwasher	• Water Efficient Dishwasher (6 gallons per cycle or less)	The proposed Project will satisfy this measure by adhering to the requirements of the current CalGreen Building Code Section 110.1 to install dishwashers that meet or exceed the ENERGY STAR Program requirements.	1 point
W2.B.5 Washing Machine	• Water Efficient Washing Machine (Water factor <5.5)	Compliance with the current Building Codes, buildings required to house Energy Star appliances.	1 point
T2.A.1 Sidewalks	• Provide sidewalks on both sides of the street • Provide pedestrian linkage between residential and commercial uses within 1 mile	The proposed Project will satisfy this requirement compliant with the Riverside County General Plan, specifically Land Use Policy 3.1d, which requires a street and trail network for pedestrians, bicyclists, and others using non-motorized forms of transportation, and LU 32.5 which recommends that community centers be located along transit lines and/or major circulation facilities in order to enhance accessibility and promote transit ridership.	4 points
T2.A.2 Bicycle paths	• Provide bicycle paths within project boundaries • Provide bicycle path linkages between residential and other land uses • Provide bicycle path linkages between residential and transit	The proposed Project will satisfy this requirement compliant with the Riverside County General Plan, specifically Land Use Policy 3.1d, which requires a street and trail network for pedestrians, bicyclists, and others using non-motorized forms of transportation, and LU 32.5 which recommends that community centers be located along transit lines and/or major circulation facilities in order to	7 points

Table 4.1.8-7
County of Riverside Greenhouse Gas Screening Table

Feature	Description	Project Consistency	Points
		enhance accessibility and promote transit ridership.	
T4.A.1 Electric Vehicle Recharging	• Provide circuit and capacity in garages of residential units for use by an electric vehicle. Charging stations are for on-road electric vehicles legally able to drive on all roadways including Interstate Highways and freeways. • Install electric vehicle charging stations for each residential unit included in the project. Projects that include charging stations for fewer than all units shall receive points on a proportional basis.	The proposed Project will satisfy this requirement in compliance with Chapter 17.188.045 of the County Code of Ordinances, which requires all development projects that require 50 or more parking spaces shall designate three spaces for electrical vehicles and designate one additional space for electrical vehicles for each additional fifty 50 parking spaces.	2 points
EE5.B.6 Appliances	• Energy Star Refrigerator (new) • Energy Star Dishwasher (new) • Energy Star Washing Machine (new)	The proposed Project will satisfy this measure by adhering to the requirements of the current CalGreen Building Code Section 110.1 to install appliances that meet or exceed the ENERGY STAR Program requirements.	3 points
S1.A.1 Recycling	County initiated recycling program diverting 100% of waste requires coordination in neighborhoods to realize this goal. The following recycling features will help the County fulfill this goal: • Provide green waste composting bins at each residential unit • Multi-family residential projects that provide dedicated recycling bins separated by types of recyclables combined with instructions/education program explaining how to use the bins and the importance or recycling	The proposed Project will satisfy this measure pursuant to California mandatory recycling laws. AB 1383 requires all residents and business to recycle organic materials, such as food waste. Additionally, as required by the County Code of Ordinances Chapter 8.136.050, all residential properties in unincorporated parts of the County shall participate in the three-bin system, including recyclable materials.	7 points
		Subtotal Points Earned by Residential Development	***66***
Screening for GHG Implementation Measures for Commercial Development and Public Faciltites [a]			
EE10.A.2 Windows	• Enhanced Window Insulation (0.32 U-factor, 0.25 SHGC)	The proposed Project will satisfy this measure by adhering to the California Title 24 Update which requires the maximum U-factor for windows to be 0.30.	5 points
EE10.A.3 Cool Roofs	• Enhanced Cool Roof (CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance)	The proposed Project will satisfy this measure by adhering to the current Building Energy Efficiency Standards for residential development within climate zones 10-15, which requires a solar reflectance of 0.2 and a thermal emittance of 0.75.	8 points

Table 4.1.8-7
County of Riverside Greenhouse Gas Screening Table

Feature	Description	Project Consistency	Points
EE10.B.1 Heating/Cooling Distribution System	• Improved Efficiency HVAC (EER 14/78% AFUE or 8 HSPF)	The proposed Project will satisfy this measure by adhering to the current Energy Code Insulation and QII Requirements which requires duct insulated to R-6 or R-8.	5 points
EE10.B.4 Water Heaters	• Improved Efficiency Water Heater (0.675 Energy Factor) 8 points	The proposed Project will satisfy this measure as typical gas storage water heaters have uniform energy factor (UEF) of 0.60-0.76, electric storage water heaters approximately 0.90, and gas instantaneous units approximately 0.80-0.94.	8 points
EE10.B.6 Artificial Lighting	• High Efficiency Lights (50% of in-unit fixtures are high efficiency)	The proposed Project will satisfy this measure by adhering to the requirements of the current CalGreen Building Code Section 150(k) 1A which requires all luminaries or light sources be high efficacy and by permanently installing lighting within the interior common areas in the buildings that are high efficacy luminaries, controlled by an occupant sensor.	7 points
W2.D.1 Water Efficient Landscaping	• Only California Native landscape that requires no or only supplemental irrigation	The proposed Project would satisfy this measure by including native and drought tolerant plants in compliance with the County's Code of Ordinances, Chapter 17.276 water efficient landscape requirements.	5 points
W2.D.2 Water Efficient Irrigation Systems	• Low precipitation spray heads < .75"/hr or drip irrigation	The proposed Project will satisfy this measure by adhering to the requirements of the 2022 CalGreen Building Code Section 4.304.1. Additionally, the County Code of Ordinances Chapter 17.276.050 requires irrigation systems to be designed maintained and managed to meet or exceed an average efficiency of 0.71.	1 point
W2.E.1 Showers	• Water Efficient Showerheads (2.0 gpm)	The proposed Project will satisfy this measure by adhering to the requirements of the current CalGreen Building Code Section 4.303.1 by installing showerheads not exceeding 2.0 gpm at 80 psi.	2 points
W2.E.2 Toilets	• Water Efficient Toilets/Urinals (1.5 gpm)	The proposed Project will satisfy this measure by adhering to the requirements of the current CalGreen Building Code Section 4.303.1 by installing water efficient toilets less than or equal to 1.28 gal/flush.	3 points

Table 4.1.8-7
County of Riverside Greenhouse Gas Screening Table

Feature	Description	Project Consistency	Points
W2.E.3 Faucets	• Water Efficient faucets (1.28 gpm)	The proposed Project will satisfy this measure by adhering to the requirements of the current CalGreen Building Code Section 4.303.1 by installing water efficient faucets for the lavatories, metering, and kitchen.	2 points
W2.E.4 Commercial Dishwashers	• Water Efficient dishwashers (20% water savings)	The proposed Project will satisfy this measure by adhering to the requirements of the current CalGreen Building Code Section 110.1 to install dishwashers that meet or exceed the ENERGY STAR Program requirements, providing a minimum savings of 20% or greater.	2 points
T2.B.1 Sidewalks	• Provide sidewalks on both sides of the street • Provide pedestrian linkage between commercial and residential land uses within 1 mile	The proposed Project will satisfy this requirement compliant with the Riverside County General Plan, specifically Land Use Policy 3.1d, which requires a street and trail network for pedestrians, bicyclists, and others using non-motorized forms of transportation, and LU 32.5 which recommends that community centers be located along transit lines and/or major circulation facilities in order to enhance accessibility and promote transit ridership.	4 points
T2.B.2 Bicycle Paths	• Provide bicycle paths within project boundaries • Provide bicycle path linkages between residential and other land uses • Provide bicycle path linkages between residential and transit	The proposed Project will satisfy this requirement compliant with the Riverside County General Plan, specifically Land Use Policy 3.1d, which requires a street and trail network for pedestrians, bicyclists, and others using non-motorized forms of transportation, and LU 32.5 which recommends that community centers be located along transit lines and/or major circulation facilities in order to enhance accessibility and promote transit ridership.	8 points
T4.B.1 Electric Vehicle Recharging	• Provide circuit and capacity in garages/parking areas for installation of electric vehicle charging stations. • Install electric vehicle charging stations in garages/parking areas	The proposed Project will satisfy this requirement in compliance with Chapter 17.188.045 of the County Code of Ordinances, which requires all development projects that require 50 or more parking spaces shall designate three spaces for electrical vehicles and designate one additional space for electrical vehicles for each additional fifty 50 parking spaces.	8 points

Table 4.1.8-7
County of Riverside Greenhouse Gas Screening Table

Feature	Description	Project Consistency	Points
S1.B.1 Recycling	County initiated recycling program diverting 80% of waste requires coordination with commercial development to realize this goal. 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 2 points • Provide commercial/industrial recycling programs that fulfills an on-site goal of 80% diversion of solid waste	The proposed Project will satisfy this measure pursuant to California mandatory recycling laws. AB 1383 requires all residents and business to recycle organic materials, such as food waste. Additional, AB341 requires commercial business that generate 4 cubic yards or more of trash per week to arrange for recycling services.	2 points
T1.E.1 Mixed Use	Mixes of land uses that complement one another in a way that reduces the need for vehicle trips can greatly reduce GHG emissions.	The proposed Project will satisfy this measure as the proposed Project includes a mixed of land uses from open space, retail, residential, and hotel uses.	TBD
		***Subtotal Points Earned* by Commercial Development and Public Faciltites**	***70***
		Total Points Earned by both Residential and Commercial/Industrial of the proposed Classic Club Specific Plan Amendment	**136**

Source: County of Riverside, Climate Action Plan, Appendix D, https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-CAP-2019-2019-CAP-Update-Full.pdf. Accessed February 2024.

a Features selected were optional at the time the Screening Tables were published but are now required per State or County regulations. Features selected can feasibly be included in the design of the buildings that will be proposed in the Classic Club Specific Plan Amendment.

Additionally, design of the proposed Project and proposed development within the Specific Plan No. 343 Area would be performed in conformance with all applicable energy conservation regulations including, but not limited to, provision R2-CE1: Clean Energy in the Riverside County Climate Action Plan, requiring at least 20 percent of energy demand generation from on-site renewable energy for commercial, office, industrial or manufacturing development; meet or exceed 20 percent of energy demand for multi-family residential development; and meet or exceed 30 percent of energy demand for single-family residential development.

Overall, the land uses for the proposed Project would result in a an approximately 1.3% reduction in GHG emissions compared to the land uses for Approved Specific Plan No. 343 and described in Addendum No. 1, and a 0.7% reduction in GHG emissions compared to the land uses in EIR No. 470. Impacts 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 impact as analyzed in EIR No. 470 and Addendum No. 1.

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 for proposed development constructed within the Specific Plan No. 343 Area.

As discussed above, Mitigation Measure AQ-9 has been modified to include an operational air quality and greenhouse gas plan. This modification does not change the significance determination or the mitigation measure in a way that would result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

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:

a. Prior to development, prepare an operational air quality and greenhouse gas plan**.**

b. Provide an attractive pedestrian environment.

c. Incorporate bicycle trails and interconnections.

d. Build homes that exceed minimum Statewide energy construction requirements.

e. Include residential design features that encourage trip elimination or trip diversion to alternative transportation:

   i. Pre-wired for various telecommunications systems for in-home offices
   ii. Pre-wired for 220V electric vehicle and golf cart charging systems.

f. Provide preferential parking spaces for employee carpools and vanpools.

g. Schedule truck deliveries and pickups for off-peak hours where feasible.

4.1.9 Hazards and Hazardous Materials

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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 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?	☐	☐	☐	☒

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 & Addendum No. 1 Findings:

EIR No. 470 identified that the uses allowed by the Approved Specific Plan No. 343 could potentially utilize hazardous materials. The use of hazardous materials would primarily be associated with the industrial and 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 require mitigation to reduce any potential impacts due to toxic substances and hazardous materials. As such, EIR No. 470 determined impacts due to hazardous materials would be reduced to less than significant.

Addendum No. 1 stated there were 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 and accident conditions involving the release of hazardous materials into the environment. Furthermore, there were 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. Addendum No. 1 also stated the Arena project would not create a hazard to the public or the physical environment through the routine transport, use, or disposal of hazardous materials as the Acrisure Arena development 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. Addendum No. 1 determined, as the 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. Addendum No. 1 concluded hazardous materials-related impacts associated with the Arena project construction and operational activities would be less than significant. Therefore, Addendum No. 1 determined implementation of 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.

No Substantial Change from Previous Analysis:

Construction related to the development of the proposed Open Space Recreation, Commercial Tourist, Mixed Use, Residential, and Commercial Retail land uses included in the proposed Classic Club Specific Plan Amendment would involve the use of heavy equipment that 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 the public, and to

the environment. However, this is a standard risk in all construction sites. The uses proposed by the proposed Project would not be different than the uses in the Approved Specific Plan No. 343. There would be no greater risk for improper handling, transportation, or spills associated with the proposed Project than would occur in any similar construction site for the Approved Specific Plan No. 343. The proposed Project includes replacing the industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; allowing for multi-family residential and hospitality uses in Planning Area 5; removing office uses and replacing with hospitality and multi-family residential uses in Planning Area 9; and expanding allowable uses to include retail, hotels, convenience stores, and markets in Planning Area 10. There are no components of the construction activities required for the uses that would be allowed by the proposed Classic Club Specific Plan Amendment that would 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. Furthermore, there are no components of the construction required for the proposed Classic Club Specific Plan Amendment that could result in increased hazardous materials impacts as compared to what was evaluated and disclosed by EIR No. 470 and Addendum No. 1. For these reasons, hazardous materials-related impacts associated with the proposed Project construction activities would be less than significant.

The types and amounts of hazardous materials that would be used in relation to the proposed land uses discussed above would include typical pesticide, landscaping products, cleaning products, and deliveries. The routine use of these products would not create a significant hazard to the public or the environment. All potentially hazardous materials would be used and stored in accordance with existing County regulations. The proposed Project would 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 Classic Club Specific Plan Amendment eliminates industrial land uses within the Specific Plan No. 343 Area. The golf course has already been constructed and is currently in operation. As the proposed Classic Club Specific Plan Amendment would not introduce new land uses that would generate more hazardous materials than what was planned for and analyzed in EIR No. 470 and Addendum No. 1, 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 proposed Project's 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 and Addendum No. 1.

c. Would the project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

EIR No. 470 & Addendum No. 1 Findings:

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 was identified as an emergency evacuation route in any emergency response plans or emergency evacuation plans. As such, EIR No. 470 concluded no impact would occur.

Addendum No. 1 confirmed no portion of the site was identified as an emergency evacuation route in any emergency response plans or emergency evacuation plans. Addendum No. 1 stated construction of the Arena would not obstruct adjacent roadways and, therefore, would not physically interfere with an adopted emergency plan or emergency evacuation plan. Addendum No. 1 noted temporary changes to traffic may potentially occur during construction of the site but would not result in permanent changes to the roadways. Addendum No. 1 concluded no impacts would occur. Therefore, implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

According to the Safety Element of the Riverside County General Plan, the Specific Plan No. 343 Area is located in the Western Coachella Valley community.[57] Potential evacuation routes within this community include I-10, State Route 62, and Dillon Road. No portion of the Specific Plan No. 343 Area is identified on an emergency evacuation route in any emergency response plans or emergency evacuation plans. For this reason, construction related to any development of the proposed Classic Club Specific Plan Amendment would not be expected to 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 buildout of the Project Site, but would not be expected to result in permanent changes to the roadways. As such, similar to the analysis in EIR No. 470 and Addendum No. 1 for the Approved Specific Plan No. 343, no impacts would occur. Therefore, implementation of the proposed Project would not result

57 *Riverside County General Plan*, "Safety Element." September 28, 2021. https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-2021-elements-Ch06-Safety-092821.pdf. Accessed October 2023.

in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470 and Addendum No. 1.

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 & Addendum No. 1 Findings:

EIR No. 470 identified that the Project Site is within the Palm Springs Unified School District's (PSUSD) jurisdiction with the nearest school to the Project Site being 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, which 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.

Addendum No. 1 stated, as the Arena project would reduce the amount of industrial park square footage, the amount of hazard materials generated from the industrial uses would be reduced. Addendum No. 1 concluded impacts related to hazardous emissions generated by the Arena project to any schools would not be greater than what was evaluated and mitigated to a level below significant by EIR No. 470, and there would be no new impacts associated with the Acrisure Arena project. Therefore, Addendum No. 1 determined implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

No Substantial Change from Previous Analysis:

The Specific Plan No. 343 Area is within the Palm Springs Unified School District's (PSUSD) jurisdiction. The nearest PSUSD school is Della Lindley Elementary School, approximately 3.5 miles northwest of the Specific Plan No. 343 Area. The nearest private school is Xavier College Preparatory High School, located approximately 0.2 miles northwest of the Specific Plan No. 343 Area.

EIR No. 470 stated that hazardous materials would come predominantly from industrial uses and golf course uses. The proposed Classic Club Specific Plan Amendment eliminates industrial land uses within the Specific Plan No. 343 Area. The golf course has already been constructed and is currently in operation. The proposed Project would change the mix of land uses allowed in the Specific Plan No. 343 Area by replacing the industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses as well as increasing the number of residential dwelling units and hotel rooms.

For this reason, the proposed Project would reduce the likelihood of hazardous waste typically generated from industrial uses. As the proposed Classic Club Specific Plan Amendment would not introduce new land uses that would generate more hazardous materials than what was planned for and analyzed in EIR No. 470, 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 and Addendum No. 1. As such, similar to the analysis in EIR No. 470 and Addendum No. 1, hazardous materials-related impacts associated with the proposed Project due to emitting hazardous materials near an existing or proposed school would be less than significant. Accordingly, impacts would be less than significant, and 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 and Addendum No. 1.

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 & Addendum No. 1 Findings:

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, EIR No. 470 concluded no impacts as a result of the hazardous materials pursuant to Government Code Section 65962.5 would occur.

Addendum No. 1 confirmed the Acrisure Arena site was not included on a list of hazardous materials sites compiled pursuant to government code section 65962.5. Accordingly, no impact would occur. Therefore, Addendum No. 1 concluded implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

Similar to the findings in EIR No. 470 for the Approved Specific Plan No. 343, the Specific Plan No. 343 Area is not included on a list of hazardous materials sites compiled pursuant to government code section 65962.5.[58] Accordingly, no impact would occur. Impacts would be less than significant, and 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 and Addendum No. 1.

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58 Department of Toxic Substances Control. Accessed October 2023. https://www.envirostor.dtsc.ca.gov/public/.

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 for proposed development constructed within the Specific Plan No. 343 Area, as appropriate.

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.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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?	☐	☐	☐	☒

a. Would the project result in an inconsistency with an Airport Master Plan?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 identified that the Project Site is outside all airport compatibility zones; all: approach, transitional, horizontal, and conical surfaces; and 55 dBA Community Noise Equivalent Level (CNEL) noise contour. As such, the Project Site was not within any compatibility area and therefore was not subject to the restrictions outlined by the Airport Land Use Compatibility Plan.

Addendum No. 1 determined the Acrisure Arena site was outside of the Bermuda Dunes Airport land use compatibility impact areas and, as such, the development would have no impact on airport operations. Addendum No. 1 concluded no new information, changed circumstances, or more severe impacts would occur with the implementation of the Arena project.

No Substantial Change from Previous Analysis:

The Bermuda Dunes Airport is the closest airport to the Project Site. It is approximately 3.1 miles southeast of the Specific Plan No. 343 Area. Similar to the findings in EIR No. 470, the Project Site is located outside of the Bermuda Dunes Airport land use compatibility impact areas and, as such, the proposed Project would result in no impacts related to inconsistency with an airport land use compatibility plan. No new information, changed circumstances, or more severe impacts would occur with the implementation of the proposed Project. 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 and Addendum No. 1.

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 & Addendum No. 1 Findings:

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 was 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.

Addendum No. 1 stated the Acrisure Arena site was 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 site was 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. Addendum No. 1 concluded impacts would not occur with implementation of the Acrisure Arena project. Addendum No. 1 determined no new information, changed circumstances, or more severe impacts would occur with the implementation.

No Substantial Change from Previous Analysis:

As previously described, the Project Site is not located within the vicinity of any public or private airport; therefore, it would not require review by the 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 proposed Project area. As previously mentioned, the closest airport is Bermuda Dunes Airport, which is a privately owned airport for public use located approximately 3.1 miles southeast of the Project Site. Therefore, similar to the Approved Specific Plan No. 343 analyzed in EIR No. 470 and Addendum No. 1, the proposed 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. 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 and Addendum No. 1.

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 & Addendum No. 1 Findings:

EIR No. 470 determined that the Project Site is not located within the vicinity of any private airstrips or heliports.

Addendum No. 1 confirmed the site is not located within the vicinity of any private airstrips or heliports. Therefore, Addendum No. 1 concluded the Acrisure Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

The Specific Plan No. 343 Area is not located within the vicinity of any private airstrips or heliports. Similar to the Approved Specific Plan No. 343 analyzed in EIR No. 470 and Addendum No. 1, impacts would not occur with implementation of the proposed Project. No new information, changed circumstances, or more severe impacts would occur with the implementation. 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 and Addendum No. 1.

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 previously identified impacts, no mitigation measures required.

4.1.10 Hydrology and Water Quality

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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 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 due to project inundation?	☐	☐	☐	☒
i. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

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 Project Site, 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 & Addendum No. 1 Findings:

EIR No. 470 noted that development of the Project Site would result in an increase in impervious surfaces, and runoff from the Project 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 the project as mitigation measures, impacts to water quality standards or waste discharge requirements would be less than significant.

Addendum No. 1 stated that modifications to the Specific Plan No. 343 Area as a result of the Arena project would not increase the size of the Project Site and would not result in substantial changes to construction or operational characteristics of the Approved Specific Plan. Addendum No. 1 concluded implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

The proposed modifications as a result of the proposed Classic Club Specific Plan Amendment would not increase the size of the Specific Plan No. 343 Area. The proposed Project changes include 1) renaming the Specific Plan from "NorthStar" to "Classic Club"; (2) combining Planning Areas 4, 6B, and 8 into one Planning Area (Planning Area 4) and replacing the industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; (3) allowing for multifamily residential and hospitality uses in Planning Area 5; (4) removing office uses and replacing with hospitality and multifamily residential uses in Planning Area 9; and (5) expanding allowable uses to include retail, hotels, convenience stores, and markets in Planning Area 10. It will also allow for minor boundary adjustments between Planning Area 1 and Planning Area 4 and a boundary adjustment between Planning Area 1 and Planning Area 3. These modifications would not result in substantial changes to the construction or operational characteristics of the Approved Specific Plan such that any water quality standards or waste discharge requirements would be violated, or substantially degrade surface or groundwater quality beyond what was described and analyzed in EIR No. 470 and Addendum No. 1. The

proposed Project would comply with applicable laws and regulations, including those set forth by the California State Water Quality Control Board and the Coachella Valley Water District (CVWD). The CVWD is implementing the Thousand Palms Flood Control Project, which includes a series of flood control structures to provide flood hazard protection in the surrounding area of and including the Project Site. The proposed Project would not conflict with the components of the CVWD Thousand Palms Flood Control Project because it would not substantially alter flood control structures or result in an exceedance of capacity of the proposed or existing flood control structures in the Thousand Palms Flood Control Project. Similar to the projects analyzed in EIR No. 470 and Addendum No. 1, the proposed Project would also implement EIR No. 470 mitigation measures. With implementation of these mitigation measures, impacts due to violation of water quality standards or waste discharge requirements, and degradation of surface or ground water quality 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 impact as analyzed in EIR No. 470 and Addendum No. 1.

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 & Addendum No. 1 Findings:

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.

Addendum No. 1 stated the Arena site included a water well that would be abandoned as part of the Arena project construction. The Arena project proposed minor changes to the previously approved Conceptual Drainage Plan. These proposed changes consisted of the same basic layout but incorporated minor revisions to the planned use and interior configuration of the development area along Varner Road; however, the project elements necessary for the drainage design goals in the previously approved Conceptual Drainage Plan were unchanged. All essential components of the previously approved Conceptual Drainage Plan were retained. Addendum No. 1 stated the changes would preserve the flow conditions 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 were the same, preserving overland flow patterns. Basin storage areas were retained, creating necessary storage and allowing for water quality treatment previously described. The east golf course basin and flow channel through the east end of the development area were also retained, so that discharge conditions to downstream properties were maintained. Addendum No. 1 determined the Arena project

design was consistent with the original design in the project 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. Addendum No. 1 also concluded the Arena project would not result in an increase in demand for domestic water production, which could utilize groundwater resources. Therefore, it was concluded that a less than significant impact on groundwater supplies would occur. Accordingly, Addendum No. 1 determined implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

At the request of the CVWD, an updated Water Supply Assessment (WSA) was prepared using CVWD's current methodology for the proposed Classic Club Specific Plan Amendment (see **Appendix F**). The updated WSA stated CVWD's long-term water management planning ensures that adequate water supplies are available to meet existing and future water needs within its service area. CVWD's current urban water demand was 100,066 acre-feet (AF) for 2022, and the projected urban water demand by 2045 is 148,166 AFY. The updated WSA determined the proposed Project's water demand of 1,227.24 acre-feet per year (AFY) accounts for approximately 2.3 percent of the total planned increase in demand of 48,100 AFY by 2045.[59] Based on the results of the updated WSA, there are adequate CVWD water supplies to accommodate the proposed Project and the proposed Project would not deplete groundwater supplies or interfere with groundwater recharge efforts. As further discussed 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. Coordination with CVWD would ensure the groundwater supply would not be substantially depleted by the proposed Project. Therefore, impacts would be less than significant, and 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 and Addendum No. 1.

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 & Addendum No. 1 Findings:

EIR No. 470 identified that development of the project would result in an increase in impervious surfaces. EIR No. 470 identified that impacts associated with drainage would be less than significant based on

59 See **Appendix F.1** for the updated WSA, with water demand estimates for Planning Areas 3 through 9. As Planning Areas 1, 2, and 10 have already been constructed, are operational, would not be changed as a result of the proposed Project, and have water demand that have already been accounted for by CVWD, CVWD did not require updates to the water demand estimates for these planning areas in the updated WSA.

compliance with the requirements of the Riverside County Flood Control and Water Conversation District (RCFCWCD) and the Regional Water Quality Control Board (RWQCB). 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.

Addendum No. 1 stated the Arena project would not result in an increase in impervious surfaces compared to what was analyzed in EIR No. 470. Addendum No. 1 found the proposed modifications associated with the Arena project would not increase the intensity of development within the Specific Plan No. 343 Area, 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. A hydrology report was prepared for the Arena project and 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. Addendum No. 1 stated the Arena project would include grading of the Arena site and other improvements to protect the Arena from the 100-year flood damage without increasing flood hazards on downstream properties. Addendum No. 1 stated the small increase in the volume of net runoff generated by the Arena project would be easily compensated for by small increases to the size of the basins in the Arena project. The small local alterations in flow patterns on the interior of the Arena project were not found to result in differences in the downstream flow conditions from the project analyzed in EIR No. 470. Addendum No. 1 stated the overall runoff volume, flowrate, and the regional flow patterns would not change with the Arena project. As the Arena 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, Addendum No. 1 concluded the Arena project would not result in substantial changes to the existing drainage pattern of the Arena site or area. Accordingly, Addendum No. 1 stated, compliance with the hydrology report prepared for the Arena project would ensure impacts would be less than significant. Therefore, Addendum No. 1 concluded implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

The Classic Club Specific Plan Amendment would not propose an increase in impervious surfaces compared to what was analyzed in EIR No. 470 and Addendum No. 1, as it would not increase the intensity of development acres within the Specific Plan No. 343 Area. As part of the proposed Classic Club Specific Plan Amendment, minor changes to the currently Approved Conceptual Drainage Plan are proposed. Drainage areas and key flood control features for the proposed Project are identified in **Figure 20: Conceptual Drainage Plan**. The Conceptual Drainage Plan was developed to achieve the following goals:

3. Protect all structures and other physical improvements from 100-year flood damage;
4. Result in no net increase in runoff volumes and no net increase in storm flowrate to downstream drainage areas;
5. Provide all-weather thoroughfares through public and private streets; and
6. Design golf course areas to accommodate existing drainage patterns and provide basins for pollution abatement.

On-site drainage originating from development would be directed to retention basins within the golf course and/or various planning areas. The Conceptual Drainage Plan would 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. Implementation of the CVWD Thousand Palms Flood Control Project will alter the existing drainage patterns and surface runoff surrounding the Project Site. The Thousand Palms Flood Control Project includes a 1.23-mile levee and a 1.01-mile trapezoidal channel into the golf course on the Project Site. This channel will divert flows into the existing storm water conveyance system at the golf course. A 2.0-mile trapezoidal channel will extend from the southeastern end of the golf course out of the Project Site along the existing Avenue 38 alignment as part of the Thousand Palms Flood Control Project.[60] Coordination with CVWD and CVWD approval of the Conceptual Drainage Plan, final design, and location of these flood control facilities for the proposed Project, which may include additional levies and/or channels to function properly to connect with the Thousand Palms Regional Flood Control facilities, would ensure the existing drainage pattern would not be substantially altered by the proposed Project. The proposed Project would also implement the mitigation measures identified in EIR No. 470. Therefore, impacts would be less than significant with implementation of mitigation measures, and the

60 Coachella Valley Water District and United States Army Corps of Engineers Regulatory Division. Final Environmental Impact Report/Environmental Impact Statement Thousand Palms Flood Control District. December 2022. https://www.cvwd.org/ArchiveCenter/ViewFile/Item/1003. Accessed January 2024.

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 and Addendum No. 1.

d. Would the project result in substantial erosion or siltation on-site or off-site?

EIR No. 470 & Addendum No. 1 Findings:

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 the site. EIR No. 470 identified that the project shall incorporate the current Best Management Practices (BMPs) and Best Available Technologies (BATs) 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.

Addendum No. 1 stated proposed modifications associated with the Arena project would change the uses allowed (from industrial uses to the Arena); however, the Arena site was already planned for development. For this reason, Addendum No. 1 determined impacts associated with the Arena 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 prepared for the Arena project also analyzed prior sediment transport studies in the vicinity to determine bulking of flows is not required and sediment deposition in the Specific Plan No. 343 Area was minimal. Moreover, compliance with the National Pollutant Discharge Elimination System (NPDES) permit involved preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) for construction-related activities. Addendum No. 1 stated the SWPPP would specify BMPs to minimize the potential for erosion and siltation to occur and would include project-specific measures to address the potential for temporary excavations. Following implementation of the Arena project, Addendum No. 1 stated the potential for erosion and siltation on the Arena 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 Arena project would generally maintain the site's existing drainage pattern, Addendum No. 1 determined the Arena 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 the site. Furthermore, Addendum No. 1 stated the Arena 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, Addendum No. 1 concluded construction and operational impacts associated with erosion and siltation would be less than significant. Therefore, Addendum No. 1 found 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.

No Substantial Change from Previous Analysis:

The Classic Club Specific Plan Amendment would not propose an increase in impervious surfaces compared to what was analyzed in EIR No. 470 and Addendum No. 1, nor would it increase the intensity of development acres within the Specific Plan No. 343 Area. For this reason, similar to the Arena project analyzed in Addendum No. 1, impacts associated with the proposed Project would be similar to those identified in EIR No. 470. With compliance with the requirements of RCFCWCD and the RWQCB, impacts associated with erosion and siltation hazards would be less than significant. Additionally, the proposed Project would comply with the NPDES permit, which 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. With mandatory adherence to the SWPPP requirements, effects associated with erosion and siltation would be maintained and therefore less than significant. At proposed Project buildout, 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 discussed, the goals of the Conceptual Drainage Plan include no net increase in runoff volumes and no net increase in storm flowrate to downstream drainage areas, and designing golf course areas to accommodate existing drainage patterns and provide basins for pollution abatement. On-site drainage originating from development would be directed to retention basins within the golf course and/or various planning areas. Coordination with CVWD and CVWD approval of the Conceptual Drainage Plan, final design, and location of these flood control facilities for the proposed Project, which may include additional levies and/or channels to function properly to connect with the Thousand Palms Regional Flood Control facilities, would ensure the existing drainage pattern would not be substantially altered by the proposed Project. Furthermore, the proposed 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 proposed Project remain below a level of significance. 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 and Addendum No. 1.

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 & Addendum No. 1 Findings:

EIR No. 470 noted that development of the NorthStar 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 the site. EIR No. 470 identified that the project is located within a 100-year flood zone designated by both the Riverside County Safety Element and the Federal Emergency Management Agency (FEMA), and may be susceptible to periodic flooding. The previously 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 previously 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 determined incorporation of mitigation measures would reduce impacts to less than significant. These mitigation measures include: (1) establishing the development pad elevations using the localized Hydrologic Engineering Center River Analysis System (HEC-RAS) analysis as a basis; (2) top-of-berm elevations set to a minimum of three feet above the computed and adjacent 100-year water surface elevation; (3) a Letter of Map Revision to be submitted to the Federal Emergency Management Agency; (4) applying a NPDES construction permit; (5) incorporating current BMPs and BATs; and (6) complying with the requirements of the California State Water Quality Control Board (CSWQCB).

The hydrology report prepared for the Arena project analyzed in Addendum No. 1 confirmed that implementation of the Arena project would not result in new or substantially increased flooding impacts as compared to what was evaluated in EIR No. 470. Addendum No. 1 stated he proposed changes to the Conceptual Drainage Plan as a result of the Arena project would preserve the flow conditions of the Approved Conceptual Drainage Plan without substantially changing the overall runoff volume, flowrate, or discharge flow patterns, leaving the regional and downstream flow conditions unchanged. The Arena project design was consistent with the original design of the project as evaluated in EIR No. 470 and with the future CVWD Thousand Palms Flood Control Plan construction, and would function as part of the overall regional drainage system. Addendum No. 1 determined impacts associated with the rate or amount of surface runoff 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. Addendum No. 1 found implementation of the proposed drainage system for the Arena project would 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, Addendum No. 1 concluded impacts would be less than significant. Therefore, Addendum No. 1 determined implementation of the Arena project would

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

No Substantial Change from Previous Analysis:

As identified in EIR No. 470, the Project Site is partially within a designated 100-year flood zone by both the Riverside County Safety Element and FEMA. The Approved Specific Plan includes a Conceptual Drainage Plan. As part of the proposed Classic Club Specific Plan, minor changes to this currently Approved Conceptual Drainage Plan are proposed. Drainage areas and key flood control features for the Project are identified in **Figure 20: Conceptual Drainage Plan**. The proposed Project would implement features to assure that the 100-year storm would be safely managed to meet the Riverside County Flood Control District (RCFCD), Regional Water Quality Control District (RWQCD), NPDES, and FEMA Standards. To address the flood conditions, the existing golf course (Planning Area 1) has been designed with a series of meandering basins/channels to both retain and convey flows entering the Project Site from the north and west. The regional direction of flow is generally from the northwest to the southeast, with main riverine water flows entering the Project Site from the west. The riverine flow would be collected at the westerly edge of the Project Site and conveyed via surface drainage and an existing interim channel around the Arena and into the golf course. This channel would be eliminated when regional drainage solutions, including the CVWD Thousand Palms Regional Flood Control facilities are in place. Runoff collected from Varner Road would be retained on site. Flows exceeding the capacity of the retention area would overflow the golf course via the existing interim channel. The water would be released at its historical discharge along the eastern boundary of the Project Site (Classic Club and south of the Golf Maintenance Building). The final design and location of these flood control facilities and Conceptual Drainage Plan would be subject to CVWD approval and may include additional levies and/or channels to function properly in connection with the Thousand Palms Regional Flood Control facilities.[61] On-site drainage originating from development of the land uses in the proposed Classic Club Specific Plan Amendment would be directed to retention basins within the golf course and/or various planning areas. For these reasons, with CVWD approval, the Conceptual Drainage Plan and the proposed Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off the site. Nevertheless, the proposed Project would also implement the mitigation measures identified in EIR No. 470. It is important to note, a Letter of Map Revision (LOMR) previously approved for the Specific Plan No. 343 Area provides a modification to the previous flood maps to reflect the implementation of the CVWD Thousand Palms Flood Control Project, which redirect flows within the 100-year flood hazard area as

61 Implementation of the CVWD's Thousand Palms Flood Control Project will redirect flows within a 100-year flood hazard area as mapped by FEMA, diverting stormwater flows into an existing conveyance system, including within the golf course on the Project Site, which has adequate capacity.

mapped by FEMA, and diverts stormwater flows into an existing conveyance system with adequate capacity. This LOMR satisfies mitigation measure FL-3 identified in EIR No. 470. As discussed previously, the proposed Project would implement features to assure that the 100-year storm would be safely managed to meet FEMA Standards and LOMR. Impacts resulting from the proposed Project would be less than significant, and 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 and Addendum No. 1.

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 & Addendum No. 1 Findings:

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.

Addendum No. 1 stated, as the Arena project would generally maintain the Arena site's drainage pattern, the Arena project would not result in a substantial change to the drainage pattern of the Arena 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. Addendum No. 1 stated the Arena project would implement planned storm drain facilities that were identified and analyzed in EIR No. 470. Accordingly, Addendum No. 1 concluded, with compliance with the hydrology report and mitigation measures identified in EIR No. 470, impacts would be less than significant. Therefore, Addendum No. 1 found implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

As part of the proposed Classic Club Specific Plan, minor changes to the currently Approved Conceptual Drainage Plan are proposed. Runoff collected from Varner Road would be retained on site. Flows exceeding the capacity of the retention area would be conveyed toward the golf course. The water would be released at its historical discharge along the eastern boundary of the Project Site (Classic Club and south of the Golf Maintenance Building). On-site drainage originating from development of the land uses in the proposed Classic Club Specific Plan Amendment would be directed to retention basins within the golf course and/or various planning areas. Best management practices would also be implemented to enhance pollutant removal during storms and to improve the quality of storm water runoff. Additionally, the CVWD Thousand Palms Flood Control Project includes a series of flood control structures to provide flood hazard protection in the surrounding area of and including the Project Site. The proposed Project would not conflict with the components of the CVWD Thousand Palms Flood Control Project as the proposed Project would not alter

flood control structures or result in an exceedance of capacity of the proposed or existing flood control structures in the Thousand Palms Flood Control Project. The final design and location of the proposed Project flood control facilities would be subject to CVWD approval and may include additional levies and/or channels to function properly in connection with the Thousand Palms Regional Flood Control facilities. Coordination with CVWD and CVWD approval of the Conceptual Drainage Plan, final design, and location of these flood control facilities for the proposed Project would ensure the proposed Project would not 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. Therefore, impacts would be less than significant, and 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 and Addendum No. 1.

g. Would the project impede or redirect flood flows?

EIR No. 470 & Addendum No. 1 Findings:

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 previously 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 with compliance with mitigation, impacts to impeding or redirecting flood flows would be reduced to less than significant.

Addendum No. 1 stated the Arena project would generally maintain the Arena site's existing drainage pattern, and would not result in a substantial change to the drainage pattern of the Arena site or area in a manner that would create or contribute runoff water that would impede or redirect flood flows. Moreover, the hydrology report prepared for the Arena project concluded that the Arena project did not increase flood risk on adjacent properties. Addendum No. 1 stated the Arena project would also maintain or reduce flow rates downstream of the Specific Plan No. 343 Area. Therefore, Addendum No. 1 concluded that implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

As part of the proposed Classic Club Specific Plan Amendment, minor changes to the currently Approved Conceptual Drainage Plan are proposed. The goals of the Conceptual Drainage Plan include no net increase in runoff volumes and no net increase in storm flowrate to downstream drainage areas, and designing golf course areas to accommodate existing drainage patterns and provide basins for pollution abatement. On-site drainage originating from development would be directed to retention basins within the golf course and/or various planning areas. The existing golf course (Planning Area 1) has been designed with a series of meandering basins/channels to both retain and convey flows entering the Project Site from the north and west. As discussed above, the regional direction of flow is generally from the northwest to the southeast, with main riverine water flows entering the Project Site from the west. Under the Conceptual Drainage Plan, the riverine flows are the flows entering the proposed Project from the west. The riverine flow would be collected at the westerly edge of the Project Site and conveyed via surface drainage and an existing interim channel around the Arena and into the golf course. This channel would be eliminated when regional drainage solutions, including the CVWD Thousand Palms Regional Flood Control facilities are in place. Runoff collected from Varner Road would be retained on site. Flows exceeding the capacity of the retention area would overflow the golf course via the existing interim channel. The water would be released at its historical discharge along the eastern boundary of the Project Site (Classic Club and south of the Golf Maintenance Building).

Implementation of the CVWD Thousand Palms Flood Control Project will alter the existing drainage patterns and surface runoff surrounding the Project Site. The Thousand Palms Flood Control Project includes a 1.23-mile levee and a 1.01-mile trapezoidal channel into the golf course on the Project Site. This channel will divert flows into the existing storm water conveyance system at the golf course. A 2.0-mile trapezoidal channel will extend from the southeastern end of the golf course out of the Project Site along the existing Avenue 38 alignment as part of the Thousand Palms Flood Control Project.[62] Coordination with CVWD and CVWD approval of the Conceptual Drainage Plan, final design, and location of these flood control facilities for the proposed Project, which may include additional levies and/or channels to function properly to connect with the Thousand Palms Regional Flood Control facilities, would ensure the proposed Project would not impede or redirect flood flows. The proposed Project would also implement mitigation measures proposed in EIR No. 470. As discussed previously, a LOMR previously approved for the Specific Plan No. 343 Area, which redirect flows within the 100-year flood hazard area as mapped by FEMA, and diverts stormwater flows into an existing conveyance system with adequate capacity satisfies mitigation measure FL-3 identified in EIR No. 470. As discussed previously, the proposed Project would implement

62 Coachella Valley Water District and United States Army Corps of Engineers Regulatory Division. Final Environmental Impact Report/Environmental Impact Statement Thousand Palms Flood Control District.

features to assure that the 100-year storm would be safely managed to meet FEMA Standards and LOMR. Therefore, impacts resulting from the proposed Project would be less than significant, and 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 and Addendum No. 1.

h. Would the project in flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?

EIR No. 470 & Addendum No. 1 Findings:

The Project Site is partially within a designated 100-year flood zone by both Riverside County Safety Element and FEMA, 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 to a less than significant level. As such, with implementation of mitigation, EIR No. 470 found that impacts due to project inundation would be less than significant.

Addendum No. 1 stated that although the Arena project is located within a 100-year flood zone, appropriate measures have been implemented in the Arena's design to protect the Arena from the 100-year flood without increasing flood hazards on downstream properties. The proposed changes to the Conceptual Drainage Plan as a result of the Arena project showed that the project elements necessary for the drainage design goals were unchanged. The Arena project design was consistent with the original design of the project as evaluated in EIR No. 470 and with the future CVWD Thousand Palms Flood Control Plan construction, and functioned as part of the overall regional drainage system. Addendum No. 1 stated that Figure S-10: Dam Failure Inundation Areas in the Safety Element of the General Plan also show that the Arena site was not subject to dam inundation hazards, including hazards associated with levees and dams. The Arena site was not directly located near bodies of water and would therefore have no potential to be affected by seiche hazards. Therefore, Addendum No. 1 concluded the Arena 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, Addendum No. 1 determined implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

As discussed, the Project Site is partially within a designated 100-year flood zone by both the Riverside County Safety Element and FEMA. The proposed Project would implement features to assure that the 100-year storm would be safely managed to meet RCFCD, RWQCD, NPDES, and FEMA Standards. To address

the flood conditions, the existing golf course (Planning Area 1) has been designed with a series of meandering basins/channels to both retain and convey flows entering the Project Site from the north and west. The riverine flows are the flows entering the proposed Project from the west. The riverine flow would be collected at the westerly edge of the Project Site and conveyed via surface drainage and an existing interim channel around the Arena and into the golf course. This channel would be eliminated when regional drainage solutions, including the CVWD Thousand Palms Regional Flood Control facilities are in place. Runoff collected from Varner Road would be retained on site. Flows exceeding the capacity of the retention area would overflow the golf course via the existing interim channel. The water would be released at its historical discharge along the eastern boundary of the Project Site (Classic Club and south of the Golf Maintenance Building). On-site drainage originating from development of the land uses in the proposed Classic Club Specific Plan Amendment would be directed to retention basins within the golf course and/or various planning areas. BMPs would also be implemented to enhance pollutant removal during storms and to improve the quality of storm water runoff. Implementation of the CVWD Thousand Palms Flood Control Project will alter the existing drainage patterns and surface runoff surrounding the Project Site. Coordination with CVWD and CVWD approval of the Conceptual Drainage Plan, final design, and location of these flood control facilities for the proposed Project, which may include additional levies and/or channels to function properly to connect with the Thousand Palms Regional Flood Control facilities, would ensure the proposed Project would not risk the release of pollutants due to project inundation. Additionally, Figure 5: Dam Hazard Inundation in the Safety Element of the General Plan shows that the Project Site is not subject to dam inundation hazards, including hazards associated with levees and dams.[63] The Project Site is not directly located near bodies of water and therefore would have no potential to be affected by seiche hazards. The proposed Project would also implement mitigation measures proposed in EIR No. 470. Therefore, impacts would be less than significant, and 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 and Addendum No. 1.

i. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 stated an NPDES permit shall be obtained prior to the start of grading. EIR No. 470 further stated he project shall incorporate the current BMPs and BATs available at the time of application for pollution and erosion/siltation control permits. The project was required to comply with the requirements

63 County of Riverside. “Figure 5: Dam Hazard Inundation." Safety Element. Riverside County General Plan. Revised September 2021. https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-2021-elements-Ch06-Safety-092821.pdf. Accessed January 2024.

of the California Water Quality Control Board (CWQCB). As such, EIR No. 470 concluded, with implementation of mitigation measures, impacts would be less than significant.

Addendum No. 1 stated the proposed modifications associated with the Arena project would not increase the intensity of development acres within the Specific Plan No. 343 Area or result in physical impacts to areas that were not previously analyzed in EIR No. 470. Addendum No. 1 stated the Arena project would also incorporate the current BMPs and BATs available at the time of application for pollution and erosion/siltation control permits. Thus, Addendum No. 1 concluded impacts would be less than significant with the incorporation of mitigation measures identified in EIR No. 470. Accordingly, Addendum No. 1 determined implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

The proposed Project would include (1) renaming the Specific Plan from "North Star" to "Classic Club;" (2) combining Planning Areas 4, 6B, and 8 into one Planning Area (Planning Area 4) and replacing the industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; (3) allowing for multifamily residential and hospitality uses in Planning Area 5; (4) removing office uses and replacing with hospitality and multifamily residential uses in Planning Area 9; and (5) expanding allowable uses to include retail, hotels, convenience stores, and markets in Planning Area 10. It will also allow for minor boundary adjustments between Planning Area 1 and Planning Area 4 and a boundary adjustment between Planning Area 1 and Planning Area 3. All proposed Project changes would not increase the intensity of development acres within the Specific Plan No. 343 Area. The proposed Project would comply with the requirements of the CWQCB, RCFCWCD), RWQCB, and CVWD and would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Any development within the Specific Plan No. 343 Area as a result of the proposed Project would incorporate the current BMPs and BATs available at the time of application for pollution and erosion/siltation control permits. The analysis of groundwater management is in response to Checklist Question b in this Section. For these reasons, 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 and Addendum No. 1.

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 for proposed development constructed within the Specific Plan No. 343 Area, as appropriate.

Mitigation Measure WQ-1 from EIR No. 470 has been modified to include the proper removal or abandonment of any existing water wells that may be found on site under permit with the Department of Environmental Health (DEH) prior to grading for any proposed development within the Specific Plan No. 343 Area. This modification does not change the significance determination or the mitigation measure in a way that would result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470 and Addendum No. 1.

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 Coachella Valley Water District. 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 Statewide 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. Additionally, prior to grading, any existing water wells found shall be properly removed or abandoned under permit with the Department of Environmental Health (DEH), unless annexed by CVWD. Notification shall be provided to DEH for well annexation.

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; and
- 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

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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)?	☐	☐	☐	☒

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 & Addendum No. 1 Findings:

EIR No. 470 identified that the 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 and 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 project was 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 a 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.

Addendum No. 1 stated the Arena project and the Approved Specific Plan would reduce the industrial park area and amount of associated development, expand the range of commercial uses with development of the Arena, and not change the other land uses in the Specific Plan No. 343 Area. Addendum No. 1 determined the type and range of uses allowed by the Arena project would continue to be consistent with the objectives of the Approved Specific Plan No. 343 and the applicable policies in the WCVAP. Additionally, the land uses continued to provide a comprehensive land use plan and a mixed-use project with residential, commercial, resort, and sports and entertainment components. Therefore, Addendum No. 1 determined that the Arena project would remain consistent with the policies in the WCVAP and adopted Specific Plan objectives. Addendum No. 1 concluded that the associated improvements would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

As discussed above, the proposed Classic Club Specific Plan Amendment is in the WCVAP of the Riverside County General Plan and consists of 449.9 acres that will contain the following land uses: Open Space

Recreational, Tourist Commercial, Commercial Retail, Mixed-Use, and Very High Density Residential. Specifically, the proposed Project includes the following changes to the Planning Areas: (1) combining Planning Areas 4, 6B, 8 into one Planning Area (Planning Area 4) and replacing the industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; (2) allowing for multi-family residential and hospitality uses in Planning Area 5; (3) removing office uses and replacing with hospitality and multi-family residential uses in Planning Area 9; and (4) expanding allowable uses to include retail, hotels, convenience stores, and markets in Planning Area 10. It will also allow for minor boundary adjustments between Planning Area 1 and Planning Area 4 and a boundary adjustment between Planning Area 1 and Planning Area 3.

The proposed Classic Club Specific Plan Amendment Land Use Plan (Land Use Plan) is consistent with the Riverside County General Plan, specifically Land Use Policy 2.1b which calls for a range of community types and character, and Land Use Policy 8.1 which recommends a balance of land uses to contribute to fiscal viability of the County. The proposed Classic Club Specific Plan Amendment is also consistent with the WCVAP, specifically policy WCVAP 19.1 which requires protection of the scenic highways in the Western Coachella Valley from change that would diminish the aesthetic value of adjacent properties in accordance with policies in the Scenic Corridors sections of the Land Use, Multipurpose Open Space, and Circulation Elements. The Land Use Plan has been developed in sufficient detail with the goal of guiding land uses associated with development of the Classic Club Specific Plan Amendment to ensure that the Project Site develops in a manner consistent with the intent of the General Plan. Additionally, the Land Use Plan guides development in order to complement zoning and land uses on adjacent properties in a way that is suitable and appropriate for the Project Site. Therefore, the proposed Project is consistent with the WCVAP and the overall Riverside County General Plan, and does not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Accordingly, impacts would be less than significant, and 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 and Addendum No. 1.

b. Would the project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 identified that the project would not disrupt or divide the physical arrangement of an established community. While the project is separated from the City of Palm Desert by the I-10, it was not within the sphere of influence within any City at the time EIR No. 470 was certified. Therefore, EIR No. 470 concluded that impacts would be less than significant.

Addendum No. 1 determined that the Arena project would be compatible with the configuration of the surrounding planning areas in the Specific Plan No. 343 Area and the uses allowed in these areas. Prior to the development of the Arena, Planning Area 10 was vacant; therefore, Addendum No. 1 concluded that implementation of 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.

No Substantial Change from Previous Analysis:

The proposed Project would not result in the physical disruption or division of any established communities. Since approval of the Approved Specific Plan No. 343, only the golf course, the golf clubhouse (Classic Club Golf Course and Club House), and the Arena have been developed within the Specific Plan No. 343 Area. The remaining planning areas to be developed are currently vacant. As previously discussed, proposed land uses changes would be compatible with zoning and land uses on adjacent properties and are intended to complement the existing golf course and Arena uses. Additionally, the Circulation Plan developed for the proposed Project is multimodal and includes vehicular, pedestrian, and bicycle systems to provide connectivity throughout the Specific Plan No. 343 Area and reduce the need to exit onto Varner Road. Upon buildout, the Circulation Plan's internal circulation system has been designed to serve the various planning areas, parking structures, and multiple building pads as well as provide optimal circulation efficiency and safety. Accordingly, impacts would be less than significant, and 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 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required in regard to land use and planning. As the proposed Project would not result in new impacts or increase the severity of previously identified impacts, no mitigation measures are required.

4.1.12 Mineral Resources

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
25. Mineral Resources				
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	☐	☐	☐	☒
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒
c. Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	☐	☐	☐	☒

Since the time of the certified EIR, Checklist Questions for Section 4.1.12, Mineral Resources, 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 Specific Plan No. 343 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 result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 identified that there are no mineral resources recovery areas on or near the Project Site. EIR No. 470 determined that no impacts would occur in regard to mineral resources; therefore, the project would not result in the loss of availability of a known mineral resource. Additionally, Addendum No. 1 stated the Arena site was approved for the development of industrial park uses. Addendum No. 1 concluded the proposed change of use on the Arena site from industrial park use to 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.

No Substantial Change from Previous Analysis:

The Project Site is located within a Mineral Resources Zone 3 (MRZ-3) identified in the County's 2015 General Plan.[64] Pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA), MRZ-3 is defined by the State of California Department of Conservation SMARA Mineral Land Classification Project as an area "where the available geologic information indicates that mineral deposits are likely to exist, however the significance of the deposit is undetermined."[65] However it is important to note, the entire Specific Plan No. 343 Area has already been mass graded. While the proposed Classic Club Specific Plan Amendment would change the mix of land uses allowed in the Specific Plan No. 343 area, the proposed Project would not change the boundary of the Specific Plan No. 343 area. The proposed Project includes replacing the industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; allowing for multi-family residential and hospitality uses in Planning Area 5; removing office uses and replacing with hospitality and multi-family residential uses in Planning Area 9; and expanding allowable uses to include retail, hotels, convenience stores, and markets in Planning Area 10. The uses proposed by the proposed Classic Club Specific Plan Amendment would not increase the potential to result in the loss of availability of a known mineral resource or of the locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan compared to the land uses in the Approved Specific Plan described in Addendum No. 1 and land uses in EIR No. 470. For this reason, the proposed Classic Club Specific Plan Amendment would not change the impacts previously disclosed in EIR No. 470 and Addendum No. 1.

c. Would the project potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 identified that there are no mineral resources recovery areas on or near the Project Site. EIR No. 470 determined that no impacts would occur in regard to mineral resources; therefore, the project would not result in exposure to hazards from proposed, existing, or abandoned quarries or mines. Addendum No. 1 determined that no on-site lands or lands abutting the Arena site did not include any active or abandoned mining or quarry operations.

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64 County of Riverside General Plan 2015. "Chapter 5: Multipurpose Open Space Element." Figure OS-6: Mineral Resource Zones. Accessed July 2023. https://planning.rctlma.org/General-Plan-Zoning/General-Plan.

65 County of Riverside General Plan 2015. "Chapter 5: Multipurpose Open Space Element." Accessed July 2023. https://planning.rctlma.org/General-Plan-Zoning/General-Plan.

No Substantial Change from Previous Analysis:

As discussed above, on-site lands and lands abutting the Specific Plan No. 343 Area do not include any active or abandoned mining or quarry operations. Therefore, similar to the Approved Specific Plan No. 343 in EIR No. 470, the proposed Project would not be an incompatible land use located adjacent to a State classified or designated area, or existing surface mine, and would not expose people or property to hazards from mines or quarries.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required in regard to mineral resources. As the proposed Project would not result in new impacts or increase the severity of impacts of a previously identified significant impact as analyzed in EIR No. 470, no mitigation measures are required.

4.1.13 Noise

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
26. Airport Noise				
Would the project:				
a. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
b. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Since the time of the certified EIR, Checklist Questions for Section 4.1.13, Noise, 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 Project Site, 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 for a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

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

EIR No. 470 & Addendum No. 1 Findings:

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. EIR No. 470 determined that the Project Site was not located within the vicinity of any public or private airstrip. Addendum No. 1 noted that EIR No. 470 specified the Bermuda Dunes Airport as the closest airport to the Specific Plan No. 343 Area, approximately 3.1 miles southeast. Therefore, Addendum No. 1 determined impacts resulting from airport noise would be less than significant. Addendum No. 1

concluded implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

The proposed Project would increase the number of residential dwelling units by 405, increase the number of hotel rooms by 541, and decrease the retail, commercial, and office uses by a total of 386,035 square feet within the Specific Plan No. 343 Area. The location of the Specific Plan No. 343 Area is not being changed as a result of the proposed Project. The Project Site would not be located within the vicinity of any public or private airstrip.

Similar to the analysis in EIR No. 470 and Addendum No. 1, no impacts would occur. 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 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required in regard to airport noise. As the proposed Project would not result in new impacts or increase the severity of previously identified impacts, no mitigation measures are required.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
27. Noise Effects on or by the Project				
Would the project:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b. Generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☐	☒

a. Would the project generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 analyzed impacts related to noise associated with construction and operation of the land uses proposed under the project. EIR No. 470 determined that all construction would conform to Ordinance 457.90, Section 1G, of the Riverside County Building and Safety Department. Specifically, no construction activities would be undertaken between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May, when a construction site is within one-quarter mile of an occupied residence(s). Moreover, EIR No. 470 included mitigation measures to reduce construction noise. As such, construction noise impacts were found to be less than significant with mitigation.

Mobile sources on nearby roadways were the primary concerns for long-term operational noise impacts associated with the project. EIR No. 470 studied roadway noise for 24 roadway segments to determine if the project would result in a 3 dBA increase in sound, which is an audible increase in noise levels found to be barely perceptible in exterior environments (e.g., doubling the volume of traffic on a roadway equates to a 3 dBA increase in sound).[66] EIR No. 470 concluded that while several roadways, including Varner Road and I-10, would experience a 3 dBA noise increase, these increases would either occur in areas absent of sensitive receptors or would be masked to imperceptible levels due to freeway background noise. However, EIR No. 470 determined cumulative noise impacts from roadway noise would be significant and unavoidable. EIR No. 470 also determined that noise exposure at outdoor spaces from combined maximum freeway noise would be 65 dBA. The maximum estimated noise exposure for usable recreational space would meet, but not exceed, Riverside County Standards, and impacts were determined to be less than significant.

EIR No. 470 analyzed on-site noise impacts and determined that a common area of noise conflict is often found at the interface between commercial and residential uses; for example, when delivery docks and truck alleys behind stores are located near residential or other sensitive uses. EIR No. 470 determined these potential impacts can be mitigated by shielding loading docks on the commercial establishment. Under EIR No. 470, the retail and industrial uses associated with Planning Areas 7 and 8 would not back up to noise-sensitive uses in Planning Areas 2, 3, 4, 5, and 6B, which border Planning Areas 7 and 8 to the north. Moreover, per County standards, EIR No. 470 determined that the southernmost tier of residential

66 Federal Highway Administration, Techniques for Reviewing Noise Analyses and Associated Noise Reports. Accessed February 2024. https://www.fhwa.dot.gov/Environment/noise/resources/reviewing_noise_analysis/.

uses would require interior noise protection. Specifically, a maximum exterior noise exposure for residential uses of 65 CNEL requires 20 dBA of structural attenuation to meet County standards. The noise reduction potential for standard wood-frame construction with single-paned, closed windows is 20 dBA. With upgraded dual pane windows, noise reduction of 30 dBA can be achieved. However, tightly closed windows require a supplemental source of ventilation, i.e., air conditioning and a supplemental fresh air intake duct. To make sure that proposed development will be compatible with neighboring uses, the County may require a separate noise study and mitigation measures in the plot plan review process for individual projects. As such, EIR No. 470 concluded on-site noise impacts were found to be less than significant with mitigation.

Addendum No. 1 included a Noise Report to assess the potential construction noise impacts associated with the Arena project, which concluded that the implementation of the project would not result in new or substantially increased noise impacts beyond what was disclosed by EIR No. 470. Additionally, the Noise Report compared the existing conditions' operational traffic noise and existing plus project conditions which represents the increase in noise attributable to project-related traffic. It was concluded that the Arena project analyzed in Addendum No. 1 would not result in a substantial increase in mobile sources of noise, that on-site ambient noise from building operations would be similar to what was analyzed under EIR No. 470, and nearby sensitive receptors would be designed to include structural noise attenuation features to meet County standards. Therefore, Addendum No. 1 concluded the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

Construction

The proposed Project would allow the construction equipment to remain consistent with the project analyzed in EIR No. 470. Additionally, no new sensitive receptors have been identified near the Project Site and no new uses on the site have been proposed. Noise levels associated with the construction of the land uses in the proposed Classic Club Specific Plan Amendment were estimated using the Federal Highway Administration's (FHWA) Roadway Construction Noise Model (RCNM).[67] Construction activities that would occur during the construction phases would generate both steady-state and episodic noise that would be heard both on and off the Project Site. Each phase involves the use of different types of construction equipment and, therefore, has its own distinct noise characteristics. The land uses in the proposed Classic

67 U.S. Department of Transportation, Federal Highway Administration, "Roadway Construction Noise Model," https://www.fhwa.dot.gov/environment/noise/construction_noise/rcnm/. Accessed October 2023.

Club Specific Plan Amendment would be constructed using typical construction techniques; no blasting, impact pile driving, or jackhammers would be required.

There are no sensitive receptors within 500 feet of the Project Site. The nearest sensitive receptors to the Project Site are residential uses approximately 615 feet to the south across I-10. The noise levels from construction activity at a reference distance of 50 feet and at the sensitive receptors are shown in **Table 4.1.13-1: Construction Maximum Noise Estimates**. Construction noise levels would result in a maximum increase of 24.0 dBA above the exterior residential standard of 65 dBA at a distance of 50 feet. This is 3.7 dBA lower than identified in the Approved Addendum No. 1 due to changes in assumed default construction equipment by the most recent version (2022.1.1.22) of CalEEMod in comparison to the previous version used (2020.4.0). Moreover, construction noise would result in a 1.1 dBA increase above the exterior residential standard of 65 dBA at the nearest residential uses without the implementation of best management practices during the grading phase.

Table 4.1.13-1
Construction Maximum Noise Estimates

Noise Receptor (feet)	Max Leq	Exterior Residential Noise Standard (dBA)	Maximum Noise Increase over Nosie Standards without Regulatory Compliance Measures (dBA)
Reference Distance (50 Feet)	89	65	+24.0
Nearest Sensitive Receptors	66.6	65	+1.1

Source: ***Appendix E: Noise Calculations.***

The development of the proposed Project would implement common construction best management practices such as the use of optimal muffler systems for all equipment in order to reduce construction noise levels by approximately 10 dB or more. Additionally, limiting the number of noise-generating heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously used on the Project Site to no more than one or two pieces of heavy-duty off-road equipment would further reduce construction noise levels by approximately 14 dBA. Additionally, limiting the number of noise-generating heavy-duty construction equipment to two (2) pieces operating simultaneously would reduce construction noise levels by approximately 5 dB. With implementation of these common practices, construction noise levels would be reduced by a minimum of 29 dB. The development under the proposed Project within the Specific Plan No. 343 Area would comply with Section 9.52.020 of the Riverside County Municipal Code (RCMC), which exempts construction noise within one-quarter mile of an inhabited dwelling provided that construction does not occur between the hours of 6:00 PM and 6:00 AM during the months of June through September, and between the hours of 6:00 PM

and 7:00 AM during the months of October through May. Moreover, with implementation of common construction best management practices, the development of the land uses under the proposed Project would not exceed the exterior residential standard of 65 dBA at the nearest residential uses during construction. Additionally, as discussed above, the construction noise levels would be lower than the construction noise levels identified in Addendum No. 1 and, similar to the analysis in EIR No. 470, impacts would be less than significant with mitigation. As such, 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 and Addendum No. 1.

Operation

The Riverside County General Plan Noise Element identifies mobile noise as the most annoying source of noise in the County. The changes associated with the Proposed Classic Club Specific Plan Amendment would include an increase in the number of residential dwelling units by 405, an increase in the number of hotel rooms by 541, and a decrease in the area used for retail, commercial, and office uses by a total of 386,035 square feet, as noted in **Table 2.0-2**. Additionally, audible increases in noise levels generally refer to a change of 3.0 dB or greater since this level has been found to be barely perceptible in exterior environments. According to the Federal Transit Administration, a doubling of identical sound sources can result in a 3 dB increase in sound.[68]

Mobile sources of noise would increase in comparison to those previously identified in the Approved Specific Plan. The Traffic Study, provided in **Appendix B**, estimated 41,947 weekday net vehicle trips, 48,691 Saturday net trips, and 24,600 Sunday net trips as a result of the proposed Classic Club Specific Plan Amendment during concert sellout events. The weekday, Saturday, and Sunday trips are higher than the 31,238 weekday trips, 32,562 Saturday trips, and 17,616 Sunday trips identified in **Appendix B** for Addendum No. 1 for the Approved Specific Plan, respectively. The weekday, Saturday, and Sunday trips are also higher than the 33,998 weekday trips, 34,642 Saturday trips, and 18,632 Sunday trips identified for EIR No. 470 in Appendix F.2 of Addendum No. 1. The increases in trips would not represent a doubling in the number of trips for any day in comparison to Addendum No. 1 or EIR No. 470. Thus, roadway noise from the proposed Project would not result in a perceptible increase in comparison to increases found in Addendum No. 1 or EIR No. 470. Similar permanent increases in roadway noise levels would occur under the proposed Project as in Addendum No. 1 and EIR No. 470, however as discussed in Addendum No. 1, these increases would not occur in an area with sensitive receptors. EIR No. 470 concluded that while several roadways, including Varner Road and I-10, would experience a 3 dBA noise increase, these

68 Federal Transit Administration, Transit Noise and Vibration Impact Assessment, https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/FTA_Noise_and_Vibration_Manual.pdf. Accessed May 2024.

increases would either occur in areas absent of sensitive receptors or would be masked to imperceptible levels due to freeway background noise. Similar to EIR No. 470, cumulative noise impacts from future roadway noise would still result in a 3 dBA noise increase along several roadways, however these increases would not increase due to the proposed Project and would continue to occur in areas absent of sensitive receptors. Impacts from roadway noise would remain significant and unavoidable.

Additionally, noise from Arena events would occur, as identified in Addendum No. 1, during hockey games and other events including concerts, family shows, and others. All events associated with the Arena would occur indoors. According to Addendum No. 1, there would be a short duration of peak Arena traffic (i.e., two hours per event – the pre-event and post-event hours). Thus, parking lot noise would occur for approximately one hour pre-event and one-hour post-event. As previously mentioned, there are no existing sensitive receptors within 500 feet of the Project Site. No new sensitive receptors have been identified from Addendum No. 1. The nearest sensitive receptors include residential uses approximately 615 feet to the south across I-10. On-site operational noise from the project would be imperceptible at the nearest sensitive receptors due to freeway background noise and distance from Project Site. Additionally, on-site residential uses would be required to include interior noise protection features to meet County standards, similar to EIR No. 470 and Addendum No. 1. As such, on-site operational noise would not have a significant impact on the proposed residential uses.

Noise levels associated with the operation of the proposed Classic Club Specific Plan Amendment would not exceed those identified in the in the EIR No. 470 and Addendum No. 1. The previously identified mitigation measures from EIR No. 470 would be implemented for the proposed Project.

Impacts would be less than significant with mitigation. 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 and Addendum No. 1.

b. Would the project result in generation of excessive ground-borne vibration or ground-borne noise levels?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 noted that the portions of the project that could generate vibration or ground-borne noise would be from the proposed industrial, commercial, and/or business uses. EIR No. 470 identified that a Plot Plan application would be required to submit reports describing proposed methods for handling vibration to ensure impacts would be less than significant. EIR No. 470 concluded that with implementation of mitigation measures, impacts would be less than significant.

Addendum No. 1 included a Noise Report to assess vibration impacts associated with construction of the Arena project, which concluded that the forecasted vibration levels due to on-site construction activities would not exceed the building damage significance threshold for vibratory rollers, large bulldozers, caisson drilling, loaded trucks, jackhammers, and small bulldozers at a reference distance of 50 feet or at the nearest sensitive receptors. Addendum No. 1 found there are no sensitive receptors within the Specific Plan No. 343 Area, and the nearest sensitive receptors are 615 feet south across Varner Road and I-10. Addendum No. 1 stated the Arena project would be required to submit reports describing proposed methods for handling vibration to ensure impacts would be less than significant. As such, Addendum No. 1 concluded the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

Potential vibration impacts associated with the construction of the land uses under the proposed Classic Club Specific Plan Amendment are analyzed below. **Table 4.1.13-2: Construction Vibration Level Estimates—Building Damage** presents construction vibration impacts associated with on-site construction in terms of building damage. It is important to note pile driving would not be required during construction.

Table 4.1.13-2
Construction Vibration Level Estimates – Building Damage

Receptor (feet)	Estimated Vibration Velocity Levels at the Nearest Off-Site Structures from the Proposed Project Construction Equipment						Significance Threshold
	Vibratory Roller	Large Bulldozer	Caisson Drilling	Loaded Trucks	Jackhammer	Small Bulldozer	
	FTA Reference Vibration Levels at 25 feet						
	0.210	**0.089**	**0.089**	**0.076**	**0.035**	**0.003**	
Reference Distance (50 Feet)	0.074	0.031	0.031	0.027	0.012	0.001	0.5
Nearest Sensitive Receptors (615 feet)	0.002	0.001	0.001	0.001	0.000	0.000	0.5

Source: ***Appendix E: Noise Calculations.***

As shown in **Table 4.1.13-2**, similar to the analysis in Addendum No. 1, the forecasted vibration levels due to on-site construction activities for buildout of the land uses under the proposed Classic Club Specific Plan Amendment would not exceed the building damage significance threshold for vibratory rollers, large

bulldozers, caisson drilling, loaded trucks, jackhammers, and small bulldozers at a reference distance of 50 feet or at the nearest sensitive receptors. There are no sensitive receptors within the Specific Plan No. 343 Area. Any development projects within the Specific Plan No. 343 Area under the proposed Classic Club Specific Plan Amendment would be required to submit reports confirming the proposed methods for handling vibration to ensure impacts would be less than significant.

Impacts would be less than significant with mitigation. As such, 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 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance:

EIR No. 470 identified several mitigation measures to address noise impacts. These measures, which are listed below, would continue to apply to the proposed project and would be enforced for proposed development constructed within the Specific Plan No. 343 Area, as appropriate.

N-1 The southern tier of residential uses, and south-facing non-residential uses, shall have adequate structural noise protection to achieve a minimum -20 dB structural attenuation.

N-2 Heavy equipment operations within one-fourth mile of any occupied dwelling shall comply with time limits in the Riverside County Code.

N-3 All construction equipment shall utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.

4.1.14 Paleontological Resources

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
28. Paleontological Resources				
Would the project:				
a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geological feature?	☐	☐	☐	☒

a. Would the project directly or indirectly destroy a unique paleontological resource, or site, or unique geological feature?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 stated there is a low probability of encountering paleontological resources on or in the vicinity of the Project Site, as no paleontological resources were found during the survey of the property. As such, EIR No. 470 found no significant impacts regarding paleontological resources were anticipated. However, EIR No. 470 identified mitigation requiring monitoring for earthwork activities. As such, with implementation of mitigation, EIR No. 470 determined impacts to paleontological resources would be less significant.

According to the Cultural Resources Report prepared for Addendum No. 1, the on-site and off-site locations for electrical improvements are entirely made up of the Myoma Soil Series. Addendum No. 1 found because the Myoma soil is young and has unstable geomorphic surfaces, there is a potential for archaeological sites to be buried in it, the probability of which is regarded as moderate to moderately high. Addendum No. 1 determined, while fill has occupied and grading has been done on site, the excavation during construction to accommodate development of the Arena would reach depths not previously disturbed during mass grading. The project was required to implement the mitigation measures that were identified in EIR No. 470. Addendum No. 1 determined impacts to paleontological resources associated with the project would be within the scope of analysis of EIR No. 470 and consistent with the findings of EIR No. 470. Addendum No. 1 concluded that with implementation of these mitigation measures, the Arena project would not result in any new impacts or increase in the severity of a previously identified significant impact beyond that which was evaluated and mitigated in EIR No. 470.

No Substantial Change from Previous Analysis:

As shown in Figure 4.9.3 of the Riverside County General Plan EIR, the Specific Plan No. 343 Area is located in an area of low paleontological sensitivity.[69] No archaeological resources have been previously identified within the Specific Plan No. 343 Area; however, future development of the Project Site could lead to the discovery of archaeological, historical, or paleontological resources deemed significant. Development under the proposed Classic Club Specific Plan Amendment would occur on the same portions of the Project Site previously approved for development. Additionally, any development would require compliance with and implementation of federal, State and local regulations, as well as County ordinances and Riverside County General Plan policies, to ensure potential impacts to paleontological resources are less than significant.

Additionally, any development within the Specific Plan No. 343 Area would be required to implement the mitigation measures that were identified in EIR No. 470 regarding paleontological resources.

Accordingly, impacts would be less than significant with mitigation and 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 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to paleontological resources.[70] These measures, identified in *Section 4.1.5: Cultural Resources*, would continue to apply to the proposed Project, and would be enforced for proposed development constructed within the Specific Plan No. 343 Area. Additionally, a new mitigation measure has been included, identified as PALEO-1 below, to address specific impacts to paleontological resources. This additional mitigation measure does not change the significance determination in a way that would result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470 and Addendum No. 1.

PALEO-1 Grading shall be observed by a qualified paleontologist to watch for paleontological resources. Shall a subsurface resource be encountered during grading operations, the

69 Riverside County General Plan Update Project, Draft EIR No. 521, Section 4.9 Cultural and Paleontological Resources, Figure 4.9.3 Paleontological Sensitivity. Accessed November 2023. https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-general-plan-2015-DEIR-521-DEIR-No.-521.pdf.

70 At the time of the certified EIR, paleontological resources checklist questions and analyses were included in the CEQA Guidelines Appendix G Checklist under cultural resources. Therefore, the analysis in EIR No. 470 and the mitigation measures for cultural and paleontological resources were combined.

grading shall be halted and diverted from the area and a qualified paleontologist shall be contacted to determine whether or not the find is significant and warrants testing.

Should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4. The paleontologist shall determine the significance of the encountered fossil remains.

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not on site, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. Per the County of Riverside "SABER Policy," paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution.

4.1.15 Population and Housing

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
29. Housing				
Would the project:				
a. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

Since the time of the certified EIR, Checklist Questions for Section 4.1.15, Population and Housing, 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 Project Site, 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 displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 identified that a total of 700 dwelling units would result upon buildout of the NorthStar project, which would result in an additional population of approximately 1,540 persons residing in the

Project Site.[71] EIR No. 470 also concluded that the project would not result in displacement of housing or residents, necessitating the construction of replacement housing elsewhere as the site did not contain any existing housing units.

Addendum No. 1 stated the Acrisure Arena site was vacant and there were no existing residences on the site. The project did not displace a substantial number of existing housing or residents and did not result in the need to construct replacement housing elsewhere. Addendum No. 1 concluded implementation of 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.

No Substantial Change from Previous Analysis:

Approved Specific Plan No. 343 allowed for the development of a maximum of 700 dwelling units, as shown in **Table 2.0-1: Land Use Summary - Approved Specific Plan No. 343**. The Proposed Classic Club Specific Plan Amendment proposes the development of a maximum of 1,105 dwelling units, as shown in **Table 2.0-2: Land Use Summary - Proposed Classic Club Specific Plan Amendment.** This residential development would occur in Planning Areas 4-8, which are currently undeveloped. As such, similar to the Approved Specific Plan analyzed in EIR No. 470 and Addendum No. 1, the proposed additional dwelling units would not displace a substantial number of existing housing or residents and would not result in the need to construct replacement housing elsewhere. Impacts 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 impact as analyzed in EIR No. 470 and Addendum No. 1.

b. Would the project create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 identified that the Approved Specific Plan No. 343 proposed a variety of land uses including residential, commercial, and recreational uses. EIR No. 470 determined that the project would generate a substantially greater number of employment opportunities within the project area than was projected to occur under the previous specific plan, SP No. 151, adopted for the site. It was also estimated that more than half of the potential employment opportunities created by the project may be filled by immigrants to the Coachella Valley. The project proposed the inclusion of just over 700 new residential dwelling units,

71 The number of allowed residential dwelling units under the Approved Specific Plan No. 343 is 970. However, EIR No. 470 did not include the Golf View Villas (54 units) and Resort Timeshare Units (216 units) in its analysis of residential dwelling units. Since EIR No. 470 only analyzed 700 residential dwelling units, this Addendum is analyzing an increase of 405 residential units to take a conservative approach and ensure that the worst-case scenario is analyzed.

which would result in an increased population of approximately 1,540 persons residing in the Project Site. EIR No. 470 concluded that impacts related to housing would be less than significant.

Addendum No. 1 stated the Acrisure Arena project would not change the amount of residential development allowed by the Approved Specific Plan. Addendum No. 1 assumed on non-event days, there would be up to sixty (60) regular employees at the Acrisure Arena. On event days, it was estimated 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. Addendum No. 1 anticipated that these employees would come from the existing employment pool within the County. Addendum No. 1 stated the AHL team members would live in the area only during the AHL season in hotels or nearby existing apartments. Addendum No. 1 concluded the employees and the addition of the AHL team members as temporary residents of the surrounding area would not result in new or substantially increased impacts related to demand for additional housing previously analyzed in EIR No. 470, as this demand would be offset by the reduction in business park employees associated with the reduction in the size of the business park planning area to accommodate the new planning area for the Arena.

No Substantial Change from Previous Analysis:

The proposed Classic Club Specific Plan Amendment would continue to propose a variety of land uses including residential, commercial, and recreational uses. Compared to the Approved Specific Plan, the proposed Classic Club Specific Plan Amendment would eliminate industrial uses (approximately 381,000 square feet), eliminate office uses (approximately 230,000 square feet), and would allow for an additional 541 hotel keys, 260 multi-family residences, and 225,000 square feet of commercial development.

Southern California Association of Governments (SCAG) is a council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. SCAG is the federally recognized Metropolitan Planning Organization (MPO) for this region, which encompasses more than 38,000 square miles. According to the SCAG 2024 Jurisdiction Level Growth Forecast, there were an estimated total of 119,000 households and approximately 87,100 employees within unincorporated Riverside County in 2019. This data indicates that, as of 2019, unincorporated Riverside County had a ratio of approximately 0.73 jobs per household.[72] Projections for 2050 estimate a total of 161,400 households and 148,800

72 The jobs/housing ratio is determined by dividing the estimated number of households by the estimated number of employees (87,100 employees /119,000 households = 0.73 jobs per household ratio).

employees in the unincorporated County, which would result in a projected jobs/housing ratio of 0.92 by 2050.[73,74]

The proposed Project would result in direct employment growth from the proposed mix of employment-generating land uses within the 449.9-acre Specific Plan No. 343 Area, of which 165.2 acres are currently undeveloped.[75] Development of the undeveloped Specific Plan No. 343 Area would include up to 782,000 square feet of combined entertainment, hospitality, and food/beverage projects; up to 891 hotel rooms; and up to 1,105 residential dwelling units. As indicated in **Table 4.1.15-1: Proposed Classic Club Specific Plan Amendment Employment Opportunities,** it is projected the uses that would be permitted by the proposed Project would provide up to approximately 2,900 employment opportunities.

Table 4.1.15-1
Proposed Classic Club Specific Plan Amendment Employment Opportunities

Land Use Designation	Building Unit	Employment Factor	Subtotal Employment
Commercial Tourist	366 Hotel Keys	1.5 employees/room	549
	57,000 sq. ft.	1 employee/500 sq. ft.	114
Mixed Use	525 hotel keys	1.5 employees/room	787.5
	650,000 sq. ft. (commercial)	1 employee/500 sq. ft.	1,300
Commercial Retail	75,000 sq. ft.	1 employee/500 sq. ft.	150
Total Employment			**2,900.5**

Source: Riverside County General Plan*, Appendix E-2: Socioeconomic Build-Out Assumptions and Methodology, Table E-5: Commercial Employment Factors; hotel employee estimates provided by Pacific Hotels.*

As calculated above, the unincorporated Riverside County had an estimated jobs/housing ratio of approximately 0.73 in 2019, with the projected jobs/housing ratio to be 0.92 by 2050. When the proposed Project's estimated 2,900 jobs are added to SCAG estimated 87,100 existing jobs in 2019, and the proposed Project's 1,105 proposed households are added to the SCAG estimated 119,000 households in 2019, the jobs/housing ratio for the unincorporated County with implementation of the project would be approximately 0.75, as shown in **Table 4.1.15-2: Estimated Jobs/Housing Ratios**, below.[76] When the

73 SCAG, 2024 Demographics and Growth Forecast. Accessed May 2024. https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_demographics-and-growth-forecast.pdf?1606001579

74 The jobs/housing ratio is determined by dividing the estimated employment by the estimated number of households (148,800 employment/119,000 households = 0.92 jobs per household ratio).

75 Planning areas 1, 2, and 10 (consisting of 284.6 acres) are not included in the following analysis because they are built-out and fully staffed and would not induce additional population or employment growth in the area than what has been previously analyzed in EIR No 470.

76 The jobs/housing ratio is determined by dividing the estimated employment by the estimated number of households (148,800 employees/ 161,400 households = 0.92 jobs per household ratio).

proposed Project's estimated 2,900 jobs are added to SCAG projected 148,800 jobs in 2050, and the proposed Project's 1,105 proposed households are added to the SCAG projected 161,400 households in 2050, the jobs/housing ratio for the unincorporated County with implementation of the project would be approximately 0.93.[77] An employment to housing ratio in the range of 0.75 to 1.5 is considered beneficial for a number of reasons, including reducing vehicle miles traveled (VMT), less traffic congestion, and better air quality.[78] While implementation of the proposed Project does not improve the jobs/housing ratio for unincorporated Riverside County, the resulting jobs/housing ratio would continue to fall within this desired range for both 2019 and projected 2050 household and employment estimates.

Table 4.1.15-2
Estimated Jobs/Housing Ratios

	Existing Conditions, Unincorporated Riverside County		Conditions with Implementation of Proposed Project	
	2019	**2050**	**2019**	**2050**
Households	119,000	161,400	120,105	162,505
Employment	87,100	148,800	90,000	151,700
Jobs per Household Ratio	**0.73**	**0.92**	**0.75**	**0.93**

Source: SCAG 2024 Demographics and Growth Forecast. https://scag.ca.gov/sites/main/files/file-attachments/23-2987-tr-demographics-growth-forecast-final-040424.pdf?1712261839

While there is the potential for the proposed Project to generate employment to fulfill demand, the proposed Project would not contain unique uses to draw substantial new residents to the area to fulfill the jobs. Rather, the approximately 2,900 employees, primarily commercial-related, service-sector jobs, which would be generated by the proposed Project, could be filled by workers already residing within unincorporated Riverside County or the surrounding cities. The proposed Project's estimated number of generated jobs would be consistent with the total employment growth projected in unincorporated Riverside County in future years. Furthermore, the proposed Project would increase the maximum amount of residential development allowed by the Approved Specific Plan by 405 dwelling units (700 residential dwelling units[79] to 1,105 residential dwelling units), which could be occupied by the employees of the proposed Project's generated jobs. Therefore, the proposed Project would not create a greater

77 The jobs/housing ratio is determined by dividing the estimated employment by the estimated number of households (151,700 employees / 162,505 households = 0.93 jobs per household ratio).

78 US Environmental Protection Agency, EnviroAtlas, "Employment to Housing Ratio," accessed October 2023, https://enviroatlas.epa.gov/enviroatlas/DataFactSheets/pdf/Supplemental/EmploymentHousingRatio.pdf.

79 The number of allowed residential dwelling units under the Approved Specific Plan No. 343 is 970. However, EIR No. 470 did not include the Golf View Villas (54 units) and Resort Timeshare Units (216 units) in its analysis of residential dwelling units. Since EIR No. 470 only analyzed 700 residential dwelling units, this Addendum is analyzing an increase of 405 residential units to take a conservative approach and ensure that the worst-case scenario is analyzed.

demand for additional housing compared to the Approved Specific Plan. Accordingly, similar to the Approved Specific Plan analyzed in EIR No. 470 and Addendum No. 1, impacts would be less than significant, and 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 and Addendum No. 1.

c. Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 stated the Project Site would result in increased demand for the roadway systems, utilities, community institutions, medical, education, and cultural needs. The proposed NorthStar Specific Plan was not found to induce population growth beyond those articulated in regional growth forecasts for the Coachella Valley and furthers the goals and policies for population, employment, and housing in the sub region by improving the current jobs/housing balance. Based on these facts, EIR No. 470 concluded that impacts related to project-induced substantial population growth would be less than significant.

According to EIR No. 470, the Approved Specific Plan met SCAG housing growth projections at the time by providing an estimated 700 full-time living units and 7,000 jobs generated from the mixed-use and commercial/industrial areas. The 2004 SCAG Regional Transportation Plan estimated 137,082 households and 148,157 employees in the Coachella Valley Sub-Region in 2005. More specifically, there was an estimated 26,827 households in the unincorporated portion of the Coachella Valley at the time. SCAG estimates for 2005 indicate that the ratio of jobs to housing was about 1.08 in Riverside County and 0.38 in the eastern portion of Riverside County, including the Coachella Valley.[80]

Addendum No. 1 stated attendees of the various events hosted at the Acrisure Arena and the users of the hockey training facility would come from the existing surrounding population in unincorporated Riverside County, Palm Desert, and other nearby cities. It was anticipated that these patrons would be existing residents of the County and would, thus, not result in any meaningful population growth. Compared to the intensity of development acres that was previously approved and analyzed in EIR No. 470, the Acrisure Arena project did not include any increase in the number of dwelling units. There were no components of the project that would result in a substantial inducement to population growth beyond the growth anticipated with the approval of the Approved Specific Plan No. 343. Therefore, Addendum No. 1 concluded that implementation of the project would not result in any new impacts or increase the severity of a previously identified significant impacts as analyzed in EIR No. 470.

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80 Riverside County. *NorthStar Specific Plan No. 343, Final EIR No. 470*. "Section B. Land Use and Socioeconomics."

No Substantial Change from Previous Analysis:

SCAG is responsible for the designated Regional Transportation Plan (RTP), including its Sustainable Communities Strategy (SCS; together, RTP/SCS) component pursuant to Senate Bill 375. The primary goal of the RTP is to increase mobility for the region's residents and visitors, as well as for commerce and goods movement. As part of the 2024–2050 RTP/SCS, SCAG prepared the Regional Growth Forecast, which contains a set of socioeconomic projections. Categorized by county and city, the report includes projections of housing and employment for 2050. The SCAG households and employment growth forecasts for Riverside County are shown in **Table 4.1.15-3: SCAG Growth Forecast – Unincorporated Riverside County**.

Table 4.1.15-3
SCAG Growth Forecast – Unincorporated Riverside County

County	Jurisdiction	Population		Households		Employment	
		2019	2050[1]	2019	2050	2019	2050
Riverside	Unincorporated	386,900	454,663[2]	119,000	161,400	87,100	148,800

Source: SCAG*, "Jurisdiction Level Growth Forecast." 2024 Demographics and Growth Forecast. Accessed May 2024. https://scag.ca.gov/sites/main/files/file-attachments/23-2987-tr-demographics-growth-forecast-final-040424.pdf?1712261839*

1 - For Connect SoCal 2024, SCAG population projections below the county-level are developed for required modeling purposes only. A rough estimate of the future jurisdiction-level population based on Connect SoCal's household forecast can be derived using a county-level P:H ratio and applying it to a jurisdiction's future household growth.

*2 – (2,992,000 (Riverside County 2050 population projection)/1,062,00 Riverside (County 2050 household projection)) = 2.817 (ratio) (2.817*161,400 (Unincorporated Riverside 2050 household projection)) = 454,663 Unincorporated Riverside County 2050 population projection*

The Riverside County General Plan covers the entire unincorporated portion of the County and is augmented by 19 more detailed Area Plans covering most of the unincorporated area of Western Riverside County, as well as the Coachella Valley, Desert Center, and the Palo Verde Valley. The purpose of the General Plan is to manage the overall pattern of development more effectively, while the Area Plans provide a more focused opportunity to enhance community identity within the County and improve quality of life at the community level. Area Plans are comprised of a land use map and other illustrative materials relevant to the area, as well as specific policy direction required to provide guidance unique to each area.

The Western Coachella Valley Area Plan (WCVAP) encompasses the Specific Plan No. 343 Area. Within the WCVAP, the Land Use Plan seeks to maintain the character of the WCVAP, while allowing additional urban development in areas adjacent to the I-10 corridor and preserving the character of the Valley's remote desert and mountainous areas. The Land Use Plan also includes a statistical summary of the projected

development capacity for dwelling units, population, and employment sub-totals within the WCVAP area if all uses are built as proposed, which is shown in **Table 4.1.15-4: WCVAP Summary**.

Table 4.1.15-4
WCVAP Summary

Area (acres)	Population	Dwelling Units	Employment
228,814	174,573	71,782	53,129

Source: Western Coachella Valley Area Plan, *Land Use Plan, Table 2: Statistical Summary of Western Coachella Valley Area Plan. https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-GPA-2022-Compiled-WCVAP-4-2022-rev.pdf. Accessed October 2023.*

US Census Data presented in **Table 4.1.15-5: US Census Data—Riverside County** shows demographic information for the whole of Riverside County, including persons per household, population, households, and employment as of July 2022.[81]

Table 4.1.15-5
US Census Data – Riverside County

Persons/Household 2017-2021	Population 2022	Households 2017-2021	Employment 2021
3.2	2,473,902	740,506	600,324

Source: United States Census Bureau, "QuickFacts," Riverside County, California. https://www.census.gov/quickfacts/fact/table/riversidecountycalifornia/PST045222. Accessed October 2023.

Housing

The proposed Project's estimated number of households would be consistent with the statistical summary of the projected development capacity for dwelling units within the WCVAP's Land Use Plan (approximately 1.6 percent, as shown in **Table 4.15-3**).[82]

The number of households in unincorporated Riverside County in 2019 was estimated at 119,000 units.[83] The SCAG Final 6th Cycle Regional Housing Needs Allocation for unincorporated Riverside County allocated

81 United States Census Bureau, "QuickFacts," Riverside County, California. https://www.census.gov/quickfacts/fact/table/riversidecountycalifornia/PST045222. Accessed October 2023.

82 The percentage is determined by dividing the number of Project generated households by the estimated WCVAP households (1,105 / 71,782 = 1.6%).

83 SCAG 2024 Demographics and Growth Forecast, "Jurisdiction Level Growth Forecast," https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_demographics-and-growth-forecast.pdf?1606001579

40,647 units as of 2021.[84] The housing increase of up to 1,105 units associated with the proposed Project would account for approximately 2.7 percent of the estimated remaining housing needs allocation in unincorporated Riverside County and approximately 2.6 percent of the anticipated increase in number of households projected by SCAG for unincorporated Riverside County by 2050. Further, the goals and policies of the General Plan's Housing Element support the development of a variety of housing types and residential densities within unincorporated Riverside County, as proposed in the Classic Club Specific Plan Amendment. Therefore, while implementation of the proposed Project would result in a direct increase in population and housing, similar to the Approved Specific Plan No. 343 analyzed in EIR No. 470 and Addendum No. 1, this increase is consistent with projected residential growth for unincorporated Riverside County and would not induce population growth beyond those articulated in regional growth forecasts.

Population

The proposed Project would result in changes to the internal configurations of land uses within the Approved Specific Plan. Compared to the intensity of development acres that was previously approved and analyzed in EIR No. 470, the proposed Project would increase the number of dwelling units within the Specific Plan No. 343 Area by 405 dwelling units (700 residential dwelling units to 1,105 residential dwelling units). This would result in an increase of up to 1,296 persons to the Specific Plan No. 343 Area (up to 2,240 population in the Approved Specific Plan and up to 3,536 population in the proposed Classic Club Specific Plan Amendment).[85]

The proposed Project's estimated number of households would be consistent with the statistical summary of the projected development capacity for population within the WCVAP's Land Use Plan (approximately 0.7 percent, as shown in **Table 4.15-3**).[86]

The population increase associated with the proposed Project would account for approximately 1.9 percent of the remaining capacity for population growth anticipated in the SCAG Growth Forecast for

84 Southern California Association of Governments. *Pre-Certified Local Housing Data for the Unincorporated Riverside County*. "Section VIII. Regional Housing Needs Allocation." April 2021. https://scag.ca.gov/sites/main/files/file-attachments/unincorporated-riverside-county-he-0421.pdf?1620756635. Accessed September 2023.

85 While EIR No. 470 stated the Approved Specific Plan would increase population by approximately 1,540 persons, the population for the Approved Specific Plan was recalculated in this Addendum with current U.S. Census Data. Population was calculated for the Approved Specific Plan and the proposed Classic Club Specific Plan Amendment by multiplying the total number of dwelling units by the average persons per household from the U.S. Census Data for Riverside County). The Approved Specific Plan population was calculated as 2,240 persons (700 dwelling units multiplied by 3.2 average persons per household). The proposed Classic Club Specific Plan Amendment population was calculated as 3,536 persons (1,105 dwelling units multiplied by 3.2 average persons per household).

86 The percentage is determined by dividing the estimated Project generated population increase by the estimated WCVAP population (1,296 / 174,573 = 0.7%).

unincorporated Riverside County by 2050. Therefore, while development of the proposed Project could potentially result in a somewhat greater population increase than that which was previously approved for the Specific Plan No. 343 Area, similar to the Approved Specific Plan No. 343 analyzed in EIR No. 470 and Addendum No. 1, any such increase is consistent with regional growth projections. Impacts would be less than significant.

Employment

According to EIR No. 470, the Approved Specific Plan No. 343 was estimated to generate 7,000 jobs from the mixed use and commercial/industrial areas, and it was determined that this would improve the jobs/housing ratio for the Coachella Valley sub-region. Due to the proposed changes to land uses within the Specific Plan No. 343 Area, including the elimination of industrial uses and an increase in residential uses, estimated employment to be generated by the proposed Classic Club Specific Plan Amendment would be 2,900 employees, lower than estimates in the previously Approved Specific Plan No. 343.

As discussed in response to Checklist Question 4.1.15 b), above, the jobs/housing ratio for the unincorporated County with implementation of the proposed Project would be approximately 0.93 and would be within this desired range.

The proposed Project's estimated number of generated jobs would be consistent with the statistical summary of the projected development capacity for employment within the WCVAP's Land Use Plan (approximately 5.5 percent, as shown in **Table 4.15-3**).[87]

The approximately 2,900 employees, primarily commercial-related, service-sector jobs generated by the proposed Project could be filled by workers already residing within unincorporated Riverside County or the surrounding cities. Similar to the Approved Specific Plan No. 343 analyzed in EIR No. 470 and Addendum No. 1, the proposed Project's estimated number of generated jobs would be consistent with the total employment growth projected in unincorporated Riverside County in future years (approximately 4.7 percent of SCAG's forecasted increase in employment in unincorporated Riverside County between 2019 and 2050, as shown **in Table 4.15-2** above). Additionally, the 2,900 employees could be accommodated in the 1,105 units associated with the proposed Project. Therefore, similar to the Approved Specific Plan No. 343, the proposed Project would not create a demand for additional housing. Accordingly, impacts would be less than significant, and implementation of the proposed Project would

87 The percentage is determined by dividing the estimated Project generated employment by the estimated WCVAP employment (2,900 / 53,129 = 5.5%).

not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required in regard to population and housing. As the proposed Project would not result in new impacts or increase the severity of impacts of a previously identified significant impact as analyzed in EIR No. 470, no mitigation measures are required.

4.1.16 Public Services

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
30. Fire Services	☐	☐	☐	☒

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

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 noted that the Project Site would result in an increase in population and residential, commercial, industrial, and school uses, and would result in an increased need for fire emergency services/facilities. EIR No. 470 determined that the Approved Specific Plan No. 343 represented an intensification of land uses that would result in approximately 1,540 persons residing in the Project Site and up to 1,415 part time guests, given the nature of businesses attributed to the project (hotel, golf course, retail shops, restaurants, business offices, commercial stores etc.); in a busy season, operating at full capacity, the project could employ as many as 7,000 employees. This meant that when operating at full capacity, the project would generate approximately 10,310 people. (This number was high, considering that some residents may also be employed by the project and the project was expected to operate at an average capacity of 70%, much of the time.) EIR No. 470 concluded that the Approved Specific Plan No. 343 would result in less than significant impacts with mitigation incorporated. Mitigation measures included the applicant's participation in the existing Fire Protection Impact Mitigation Program; Fire Department review and approval of water mains and fire hydrants providing fire flows—constructed in accordance with the Riverside County Fire Code; fire retardant roofing material on all site structures; and meeting or exceeding standards addressed in Riverside County *Ordinance Nos. 460* and *787* with respect to access, fire flow, and signage. EIR No. 470 also noted the project would contribute to potential significant cumulative impacts.

Addendum No. 1 stated the Riverside County Fire Department was planning a new fire station within the City of Palm Desert along Gerald Ford Drive to meet increased demand for services resulting from growth

in the City and surrounding areas. The Specific Plan No. 343 Area was to be served by this planned new station. Addendum No. 1 stated the Acrisure Arena project would not change the amount of residential development allowed by the Approved Specific Plan No. 343. However, the Riverside County Fire Department identified the Arena would generate additional calls for service that would contribute to the need for this new facility. Addendum No. 1 stated the Acrisure Arena project applicant would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance, which requires a fee payment to assist the County in providing for fire protection services, which would be mitigation for the project's contribution of cumulative impacts on fire services. Furthermore, Addendum No. 1 stated the Acrisure Arena would provide adequate fire safety measures (sprinklers, hydrants, etc.) on site. Therefore, Addendum No. 1 concluded implementation of the project would not result in any project or cumulative new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

Impacts associated with fire protection services were evaluated and disclosed in EIR No. 470, which found that such impacts would result in a potentially significant cumulative impact. EIR No. 470 identified mitigation measures that would apply to this proposed Project where applicable. The vehicular circulation plan has been developed to provide sufficient access for firefighting and other emergency vehicles. The circulation system, as a whole, has been designed in accordance with Riverside County Fire Department access requirements. The Riverside County Fire Department is currently planning a new fire station within the City of Palm Desert along Gerald Ford Drive to meet increased demand for services from growth in the City and surrounding areas. The Project Site would be served by this planned new station, and construction is estimated to be completed in Fall 2025. The proposed Project would change the amount of residential development allowed by the Approved Specific Plan No. 343 from 700 residential dwelling units to 1,105 residential dwelling units, an increase of up to 405 residential dwelling units and up to 1,296 persons within the Specific Plan No. 343 Area. As a result, the proposed Project would contribute to cumulative impacts from growth in the area. The proposed Project would also comply with the provisions of the County's Development Impact Fee (DIF) Ordinance. As such, prior to the approval of a plot plan for any development within the Specific Plan No. 343 Area, development applicants would be required to comply with the provisions of the County's DIF Ordinance, which requires a fee payment to assist the County in providing for fire protection services, which would be mitigation for the proposed Project's contribution of cumulative impacts on fire services. Therefore, implementation of the proposed Project would not result in any project or cumulative new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to fire services. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced for proposed development constructed within the Specific Plan No. 343 Area, as appropriate.

F-1 The applicant shall participate in the existing Fire Protection Impact Mitigation Program (currently $400.00 per dwelling unit and $0.25 per square foot of commercial/industrial buildings) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or purchase equipment to cover new development.

F-2 All water mains and fire hydrants providing fire flows shall be constructed in accordance with the appropriate sections of the Riverside County Fire Code. The Fire Department shall review and approve such mains and hydrants prior to construction.

F-3 All on-site structures shall be constructed with fire-retardant roofing material as described in the 1998 California Fire Code. Wood shingles shall not be allowed within the Project.

F-4 All development shall meet or exceed standards addressed in Riverside County *Ordinance Nos. 460* and *787* with respect to access, fire flow, and signage.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
31. Sheriff Services	☐	☐	☐	☒

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

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 noted that the Project Site would result in an increase in population and residential, commercial, industrial, and school uses, and would result in increased need for sheriff's services/facilities. EIR No. 470 determined that the NorthStar Specific Plan represents an intensification of on-site land uses, resulting in approximately 1,540 persons residing in the Project Site. EIR No. 470 concluded that the NorthStar Specific Plan would result in less than significant impacts for law enforcement services in the

region after implementation of mitigation measures. Mitigation measures included County Sheriff's Department review and condition of Tentative Tract Map entitlements with any necessary site-specific design features and capital impact fees in effect at the time prior to approval; Sheriff's Department review of road and gate design plan for access; project employment of full time, State-certified security personal to assist with seasonal, special events, special promotions, and high occupancy times; an internal location map posted at the entrance gates and an area map available at the gate or office; and Neighborhood Watch Program and Crime Free Multi Housing Program given to new owners. EIR No. 470 also noted the project would contribute to potential significant cumulative impacts.

Addendum No. 1 stated the Acrisure Arena project would be required to comply with the mitigation measures identified and EIR No. 470. As required through EIR No. 470, the project applicant would be required to comply with the provisions of the County's DIF Ordinance. Addendum No. 1 assumed the project would employ full time, State-certified security personal to assist with seasonal, special events, special promotions, and high occupancy times to provide adequate security measures and aid Sheriff protective services, during peak periods and events. Addendum No. 1 determined the project would not result in unplanned population growth and would have no significant effects on police protection services on a project or cumulative level. Accordingly, no new impact to sheriff protection services associated with the project was found. Therefore, Addendum No. 1 concluded implementation of the project would not result in any project or cumulative new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

The proposed Project would be required to comply with the mitigation measures identified and EIR No. 470, which, prior to the approval of a plot plan, development applicants in the Specific Plan No. 343 Area would be required to pay development impact fees to offset impacts associated with increased demand for Sheriff Services and facilities. As required through EIR No. 470, plot plan applicants would be required to comply with the provisions of the County's DIF Ordinance, which requires a payment fee to assist the County in providing the public services, including police protection services. New special events may be hosted at the golf course and the Arena. Such events might include professional multi-day golf tournaments, indoor and outdoor entertainment, and sporting events. Security will be provided by the event sponsor to ensure safety during special events. Special Event security staff will provide high-visibility vehicle and foot patrols, control access, monitor equipment, and conduct area checks for safety and security deficiencies. Duties will potentially include ticket-taking, ushering, crowd control, and working barricaded areas. Security staff will ensure compliance with alcohol and amplified sound policies, and check backpacks and perform searches if desired.

As discussed above in Section 4.1.15 Population and Housing, the employees, patrons, and residents of the proposed Classic Club Specific Plan Amendment would come from the existing employment pool and residents in surrounding unincorporated County, City of Palm Desert, and other nearby cities. The proposed Project would change the amount of residential development allowed by the Approved Specific Plan No. 343 from 700 residential dwelling units to up to 1,105 residential dwelling units, an increase of up to 405 residential dwelling units and up to 1,296 persons within the Specific Plan No. 343 Area. The proposed Project would not result in unplanned population growth and would have no significant effects on police protection services on a project or cumulative level, with payment of applicable DIF fees. Accordingly, there would be no new impact to sheriff protection services associated with the proposed Project.

Accordingly, impacts would be less than significant, and 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 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to sheriff services. These measures, which are listed below, would continue to apply to the proposed Project and would be for proposed development constructed within the Specific Plan No. 343 Area, as appropriate.

SHS-1 Prior to the approval of Tentative Tract Map entitlements, the project will be reviewed by the County Sheriff's Department and conditioned with any necessary site-specific design features and capital impact fees in effect at the time of map approval, pursuant to Riverside County *Ordinance No. 659.5*, in order to reduce potential project impacts associated with sheriff services in the project area.

SHS-2 The road and gate design plan shall be reviewed by the Sheriff's Department for access.

SHS-3 The Project shall employ full time, State-certified security personal to assist with seasonal, special events, special promotions, and high occupancy times.

SHS-4 An internal location map shall be posted at the entrance gates and an area map shall be available at the gate or office.

SHS-5 New Owners shall be given information about the Neighborhood Watch Program and Crime Free Multi Housing Program (if condominiums or rental properties are to be built) so the project residents can assist in crime prevention measures.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
32. Schools	☐	☐	☐	☒

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

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 noted that the Project Site would result in an increase in population and residential, commercial, industrial, and school uses, and would result in increased need for the provision of school services. EIR No. 470 determined that the Approved Specific Plan No. 343 represents an intensification of on-site land uses, resulting in approximately 2,000 new residents to the general area. EIR No. 470 concluded that the NorthStar Specific Plan would result in less than significant impacts for schools after implementation of a mitigation measure. The mitigation measure included payment of a school impact fee. EIR No. 470 also noted the project would contribute to potential cumulative impacts.

Addendum No. 1 determined the Acrisure Arena project would not result in unplanned population growth and would not adversely affect school facilities needed to accommodate the NorthStar Specific Plan. Addendum No. 1 stated the project applicant would be required to implement the mitigation measures identified in EIR No. 470, including contribution of school impact fees for new or expanded school facilities. Accordingly, Addendum No. 1 concluded the project would not result in any project or cumulative new impacts to school services beyond that which was disclosed and mitigated for as part of the ER No. 470, and such impacts would be reduced to less than significant.

No Substantial Change from Previous Analysis:

The Project Site is located in the Palm Springs Unified School District.[88] The Palm Springs Unified School District serves over 21,700 students. The proposed Classic Club Specific Plan Amendment would increase the amount of residential development allowed by the Adopted Specific Plan No. 343 by 405 residential dwelling units and up to 432 persons to the Specific Plan No. 343 Area (up to 3,104 population in the Approved Specific Plan and up to 3,536 population in the proposed Classic Club Specific Plan Amendment). As discussed above in Section 4.1.15 Population and Housing, the proposed Project would not result in unplanned population growth and would not adversely affect school facilities needed to accommodate the proposed Classic Club Specific Plan Amendment because development applicants in the Specific Plan No. 343 Area would be required to contribute to school impact fees for new or expanded school facilities school impact fees. The proposed Project would be required to implement the mitigation measures identified in EIR No. 470. Accordingly, the proposed Project would not result in any project or cumulative new impacts to school services beyond that which was disclosed and mitigated for as part of the EIR No. 470, and such impacts would be reduced to 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 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to schools. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced for proposed development constructed within the Specific Plan No. 343 Area, as appropriate.

SCH-1 The developer shall pay into the school impact fee in affect at the time of building permit issuance.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
33. Libraries	☐	☐	☐	☒

88 Riverside County Office of Education. "School Locator." https://rcoeossland.maps.arcgis.com/apps/InformationLookup/index.html?appid=fc748674bcf6455e883eccae56a7f557. Accessed September 2023.

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

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 noted that the Project Site would result in an increase in population and residential, commercial, industrial, and school uses related to an intensification of on-site land uses. The Specific Plan would have resulted in approximately 1,540 people residing on the Project Site. EIR No. 470 concluded that the Approved Specific Plan would result in less than significant impacts for libraries in the region after implementation of a mitigation measure. The mitigation measure included fair share payment of development fees pursuant to Riverside County *Ordinance No. 659*. EIR No. 470 also noted the project would contribute to potential cumulative impacts.

Addendum No. 1 states there would be no increase in demand for library services beyond what was evaluated in EIR No. 470 as the Acrisure Arena project would not change the amount of residential development allowed by the Approved Specific Plan No. 343. Additionally, Addendum No. 1 stated the project applicant would be required to contribute DIF fees pursuant to Riverside County *Ordinance No.659*, a portion of which would be used for library services and facilities. Therefore, Addendum No. 1 concluded implementation of the project would not result in any project or new cumulative impacts, or increase the severity of a previously identified significant impact, as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

Since the proposed Project's changes to the Approved Specific Plan No. 343 would result in 405 additional residential dwelling units within the Specific Plan No. 343 Area, as compared to what was assumed by EIR No. 470, there would be an increase in demand for library services beyond what was evaluated in EIR No. 470. However, as discussed above in Section 4.1.15 Population and Housing, many of the employees, residents, patrons of the proposed Classic Club Specific Plan Amendment are anticipated to come from the existing employment pool and residents in surrounding unincorporated Riverside County, Palm Desert, and other nearby cities. The proposed Project would not result in unplanned population growth. Additionally, the proposed Project would be required to comply with the County's DIF Ordinance, and development applicants of the proposed Classic Club Specific Plan Amendment would be required to contribute DIF fees pursuant to Riverside County *Ordinance No. 659*, a portion of which would be used for library services and facilities. Therefore, implementation of the proposed Project would not result in any project-specific or cumulative impacts or increase the severity of a previously identified significant impact, as analyzed in EIR No. 470 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified mitigation to address impacts to libraries. This mitigation, listed below, would continue to apply to the proposed Project and would be enforced for proposed development constructed within the Specific Plan No. 343 Area, as appropriate.

Lib-1 The development shall pay its fair share of development fees pursuant to Riverside County *Ordinance No. 659*.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
34. Health Services	☐	☐	☐	☒

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

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 noted that the Project Site would result in an increase in population and residential, commercial, industrial, and school uses, and would result in increased need for emergency services/facilities. EIR No. 470 determined that the NorthStar Specific Plan represents an intensification of on-site land uses. The Specific Plan would have resulted in approximately 2,000 new residents to the general area. EIR No. 470 concluded that the NorthStar Specific Plan would result in less than significant impacts for the provision of health services in the region after incorporation of mitigation measures. Mitigation measures included submitting copies of the project's final Tentative Tract Maps to American Medical Response, coordination with County Sheriffs and Environmental Health Department to ensure public health and safety measures were implemented, and construction of all components to meeting requirements of the Public Health and Safety Code. EIR No. 470 also noted the project would contribute to potential cumulative impacts.

Addendum No. 1 determined that since the Acrisure Arena project's development would not change the amount of residential development allowed by the Approved Specific Plan No. 343, there would be no increase in demand for healthcare services beyond what was evaluated in EIR No. 470. Addendum No. 1

stated the project's construction would still be required to meet the requirements of the Public Health and Safety Code. Accordingly, Addendum No. 1 concluded that a new or more severe impact on health services would not occur. Therefore, Addendum No. 1 determined implementation of the project would not result in any project or cumulative new impacts, or increase the severity of a previously identified significant impact, as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

Since the proposed Project's changes to the Approved Specific Plan No. 343 would increase the amount of residential development allowed by the Specific Plan by 405 residential dwelling units, there would be an increase in demand for healthcare services beyond what was evaluated in EIR No. 470 and Addendum No. 1. Buildout of the proposed Classic Club Specific Plan Amendment would still be required to meet the requirements of the Public Health and Safety Code and payment of the applicable impact fees. In addition, the additional hotel rooms are expected to generate substantially more transient occupancy tax revenue to the County's general fund than previously anticipated, which can be used to support additional healthcare facilities and services. Accordingly, a new or more severe impact to health services would not occur with implementation of proposed Project with the mitigation measures described below. Implementation of the proposed Project would not result in any project or cumulative new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to health services. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced for proposed development constructed within the Specific Plan No. 343 Area, as appropriate.

HS-1 The project proponent shall provide to American Medical Response copies of the Project's final Tentative Tract Maps, with street names and structures clearly marked.

HS-2 The project proponent shall coordinate with County Sheriffs and Environmental Health Department to ensure public health and safety measures are implemented. (i.e., street lighting, safe intersections, adequate emergency access, site safety plans, etc.).

HS-3 All components of the project shall be constructed to meet requirements of the Public Health and Safety Code.

4.1.17 Recreation

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
35. Parks and Recreation				
Would the project:				
a. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
b. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
c. Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☐	☒

a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b. Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 identified that the Approved Specific Plan No. 343 project would contain numerous recreational amenities, including, but not limited to, a golf course. EIR No. 470 identified that the project would generate an incremental need for local and regional parkland. Impacts related to construction of the on-site recreation facilities were evaluated throughout EIR No. 470. Furthermore, EIR No. 470 noted the Approved Specific Plan No. 343 would be required to comply with Riverside County *Ordinance No. 470*, which requires dedication of parkland based on population increases generated or payment of an in-lieu fee. EIR No. 470 included mitigation measures requiring compliance with park requirements and mitigation identifying possible maintenance entities for on-site parks. EIR No. 470 identified that with mitigation, impacts to recreation would be less than significant.

Addendum No. 1 stated the Acrisure Arena project did not propose any additional housing units or change the number of residential units allowed by the Adopted Specific Plan No. 343 as evaluated in EIR No. 470. Addendum No. 1 stated he project would be required to implement the applicable mitigation measures identified in EIR No. 470, including payment of park in-lieu fees for parkland demands not met on site, pursuant to *Ordinance No. 460*. Addendum No. 1 concluded with the payment of fees pursuant to *Ordinance No. 460*, no new impacts to parks or recreational facilities, or increase the severity of a previously identified significant impact, as analyzed in EIR No. 470, would occur.

No Substantial Change from Previous Analysis:

The proposed Project does propose additional housing units and changes the number of residential units allowed by the Adopted Specific Plan No. 343, as evaluated in EIR No. 470 and Addendum No. 1. The proposed Project would change the amount of residential development allowed by the Approved Specific Plan No. 343 by 405 dwelling units (700 residential dwelling units to 1,105 residential dwelling units).[89] an increase of up to 405 residential dwelling units and up to 1,296 persons within the Specific Plan No. 343 Area (up to 3,104 population in the Approved Specific Plan and up to 3,536 population in the proposed Classic Club Specific Plan Amendment). As discussed above in Section 4.1.15 Population and Housing, it is anticipated that many of the employees, residents, and patrons of the proposed Classic Club Specific Plan Amendment would come from the existing employment pool and residents in surrounding unincorporated Riverside County, Palm Desert, and other nearby cities. The proposed Project would not result in unplanned population growth and, therefore, does not create any additional impacts to the park system. The proposed Project is projected to generate substantially more transient occupancy tax revenue for the County's general fund, which can be used to support additional recreational facilities, services, and maintenance costs. In addition, the proposed Project would be required to implement the applicable mitigation measures identified in EIR No. 470, including requiring development projects within the Specific Plan No. 343 Area to pay park in-lieu fees for parkland demands not met on site pursuant to *Ordinance No. 460*. With the payment of fees pursuant to *Ordinance No. 460*, no new impacts to parks or recreational facilities, or increase the severity of a previously identified significant impact, as analyzed in EIR No. 470 and Addendum No. 1, would occur.

89 The number of allowed residential dwelling units under the Approved Specific Plan No. 343 is 970. However, EIR No. 470 did not include the Golf View Villas (54 units) and Resort Timeshare Units (216 units) in its analysis of residential dwelling units. Since EIR No. 470 only analyzed 700 residential dwelling units, this Addendum is analyzing an increase of 405 residential units to take a conservative approach and ensure that the worst-case scenario is analyzed.

c. Would the project be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

EIR No. 470 & Addendum No. 1 Findings:

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 this checklist question, EIR No. 470 discussed potential recreation impacts and fee contributions of the Approved Specific Plan No. 343 project. Thus, EIR No. 470 contained enough information about existing conditions and recreation in the Project Site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project related to the location of the project within a CS or recreation and park district with a Community Parks and Recreation Plan was readily available to the public.

EIR No. 470 noted that the Approved Specific Plan No. 343 project would be required to contribute fees pursuant to Riverside County *Ordinance No. 460*, which requires park dedication ratios for the population and would meet the park dedication ratio for on-site parkland. EIR No. 470 included mitigation measures for requiring compliance with park requirements and mitigation identifying possible maintenance entities for the on-site parks. As such, EIR No. 470 concluded that with implementation of mitigation measures, impacts to recreational facilities would be less than significant.

Addendum No. 1 determined the Acrisure Arena site was not located within a Community Services District. Addendum No. 1 stated the project would be expected to contribute fees pursuant to *Ordinance No. 460*, as required by EIR No. 470 and as a mandatory condition of approval. Accordingly, Addendum No. 1 concluded 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.

No Substantial Change from Previous Analysis:

The Project Site is not located within a Community Services District. Prior to approval of a plot plan, applicants within the Specific Plan No. 343 Area would be expected to contribute fees pursuant to *Ordinance No. 460*, as required by EIR No. 470 and as a mandatory condition of approval. 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 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to recreation. 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 and approval, as appropriate.

PR-1 As the project develops and where needed, the developer shall be required to pay into a fund in lieu of providing park land consistent with the Quimby Act and County Ordinance.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
36. Recreational Trails				
Would the project:				
a. Include the construction or expansion of a trail system?	☐	☐	☐	☒

a. Would the project include the construction or expansion of a trail system?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 identified that the Project Site would have extensive pedestrian, bike, and other recreational trails. The Project Site includes Varner Road, a County designated route for a Class 1 Bike Path, consistent with the County General Plan, which will connect with the regional system as envisioned by the General Plan. EIR No. 470 stated the developer of those Planning Areas along Varner Road will be required to construct that bike path as part of the street improvements. As such, EIR No. 470 concluded impacts due to the construction or expansion of a trail system would be less than significant.

Addendum No. 1 determined there were no existing trails on the Acrisure Arena site and, therefore, the project would not substantially increase significant effects with respect to recreational trails. Internal trail systems were included for residents and connect each planning area of the Approved Specific Plan No. 343. The Class 1 Bike Path on Varner Road was constructed during construction of the Golf Club. Addendum No. 1 concluded that no new information, changed circumstances, or more severe impacts would occur with the implementation of the project in this regard as compared to EIR No. 470.

No Substantial Change from Previous Analysis:

There are no existing hiking or biking trails on the Project Site. The proposed Project would not substantially increase significant effects with respect to recreational trails. Internal trail systems are included for residents and connect each planning area of the proposed Classic Club Specific Plan Amendment. The Class 1 Bike Path on Varner Road was constructed during construction of the Golf Club to the north of the Project Site. No new information, changed circumstances, or more severe impacts would occur with the implementation of the proposed Project in this regard as compared to EIR No. 470 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified no mitigation measures in regard to trails and bikeway systems. As the project would not result in new impacts or increase the severity of previously identified impacts, no mitigation measures are required.

4.1.18 Transportation/Traffic

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
37. Transportation				
Would the project:				
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☐	☒
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	☒
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d. Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☐	☒
e. Cause an effect upon circulation during the project's construction?	☐	☐	☐	☒
f. Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒

Since the time of the certified EIR, Checklist Questions for Section 4.1.18, Transportation/Traffic, 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 Project Site, 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 a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 identified that the Project Site would have extensive pedestrian, bike, and other recreational trails. The Project Site includes Varner Road, a County designated route for a Class 1 Bike Path. EIR No. 470 stated the developer of those Planning Areas along Varner Road will be required to construct that

bike path as part of the street improvements. EIR No. 470 stated the project would comply with the General Plan policies regarding transit, bicycle, and pedestrian facilities by ensuring all Planning Areas within the Specific Plan No. 343 Area are connected by pedestrian and bicycle paths. Walking within Specific Plan No. 343 Area was therefore be allowed and encouraged via the enhanced paths. There was no transit service at this time but if, in the future, service is made available, pedestrian facilities on and off site would have been constructed. As the area developed, transit services would have become available. EIR No. 470 stated the project would provide a sidewalk and bike path along the entire frontage of the site.

EIR No. 470 determined impacts to transportation would be potentially significant with implementation of the project. All intersections were expected to operate at a Level of Service (LOS) "D" or better with normal daily traffic generated by the proposed uses. A special event scenario was also evaluated that assessed the impacts associated with a major golf tournament expected to bring an estimated 30,000 – 50,000 spectators. This analysis identified six (6) intersections in the area projected to operate at LOS "F." EIR No. 470 identified mitigation requiring transportation improvements that would reduce impacts to intersections and roadway segments from typical traffic conditions. EIR No. 470 determined that impacts to transportation when a major golf tournament is held would be significant and unavoidable on a direct and cumulative basis.

Addendum No. 1 stated the project included updates to the Circulation Plan prepared at the time of EIR No. 470 that incorporates the project into the circulation system. The project did not propose bike trails but also not replace uses that would contain bike trails. Addendum No. 1 determined with implementation of the project, the pedestrian circulation system would continue to provide a system of ADA compliant sidewalks and walkways which link together the entire Specific Plan No. 343 Area. Addendum No. 1 stated a sidewalk along Varner Road would be maintained and while no transit service currently exists on Varner Road, the project would not conflict with the transit component of the Circulation Plan.

A Transportation Analysis Report was prepared for the Arena project to analyze traffic conditions with respect to consistency with the County's General Plan. According to the Transportation Analysis Report, the following intersections required improvement to maintain a LOS consistent with applicable County General Plan LOS standard of LOS "D":

Existing + Ambient + Proposed Arena Conditions

- Berkey Drive & Varner Road;

Existing + Ambient + Proposed Arena Conditions + Cumulative Conditions

- Jack Ivey Drive & Varner Road;

- Cook Street & I-10 Freeway EB Ramps; and
- Berkey Drive & Varner Road.

The Transportation Analysis Report identified roadway improvements at all these intersections that would eliminate the projected deficiencies. These roadway improvements were the same as those identified in EIR No. 470. With the identified improvements, Addendum No. 1 concluded the project would not result in any inconsistency with the General Plan LOS standard. Addendum No. 1 determined no new information, changed circumstances, or more severe impacts would occur with the implementation of the project as compared to EIR No. 470.

No Substantial Change from Previous Analysis:

The proposed Classic Club Specific Plan Amendment Pedestrian & Circulation Plan is consistent with the Riverside County General Plan, specifically Land Use Policy 3.1d, which requires a street and trail network for pedestrians, bicyclists, and others using non-motorized forms of transportation, and LU 32.5 which recommends that community centers be located along transit lines and/or major circulation facilities in order to enhance accessibility and promote transit ridership.[90] The proposed Classic Club Specific Plan Amendment is also consistent with the WCVAP, specifically policy WCVAP 18.2, which requires the implementation of the Trails and Bikeway System.[91]

The Circulation Plan for the proposed Project is multimodal and includes vehicular, pedestrian, and bicycle systems to provide circulation efficiency, as well as safety for guests and residents. The internal circulation system has been designed to serve the various project areas, parking structures, and multiple building pads.

The vehicular circulation plan, as shown in **Figure 17**, has been developed to provide a functional on-site roadway system accessing all development areas within the Project Site (including sufficient access for firefighting and other emergency vehicles) and create streets which accommodate proposed Project traffic volumes.

Additionally, as shown in **Figure 18**, the conceptual bicycle and pedestrian circulation system would accommodate and encourage alternative Pedestrian circulation is accomplished by a system of ADA compliant sidewalks and walkways which provide connectivity throughout the entire Project Site. In

90 County of Riverside General Plan, Chapter 3 Land Use Element, "Issues and Policies." https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-Ch03-Land-20Use-FINAL-209-28-21.pdf. Accessed October 2023.

91 Western Coachella Valley Area Plan, "Circulation, Local Circulation Policies, Trails and Bikeway System." https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-GPA-2022-Compiled-WCVAP-4-2022-rev.pdf. Accessed October 2023.

addition to internal proposed Project Site bike paths, the County has required a 10-foot wide Class I bike path to be constructed along Varner Road.

A Vehicle Miles Travelled (VMT) Assessment ("VMT Assessment") was completed for the proposed Project, included as **Appendix B: Traffic Study**, which included the trip generation estimates for the proposed land uses in the Classic Club Specific Plan Amendment. The VMT Assessment determined that the highest trip generating condition for the land uses included in the Proposed Classic Club Specific Plan Amendment is when a sellout concert event occurs at the Arena. However, since Arena events vary in size, type, and only occur for 180 days out of the year, this would not be an accurate representation of the daily trips in the Specific Plan No. 343 Area. Daily trips generation and annualized vehicle miles traveled (VMT) estimates were used to compare the proposed Project, the Approved Addendum No. 1, and EIR No. 470.

The proposed Project is estimated to generate approximately 41,947 daily external vehicle trips on weekdays, 48,691 trips during Saturdays, and 24,600 trips on a Sunday.[92] EIR No. 470 estimated the project land uses would generate trip totals of approximately 33,998 trips on weekdays, 34,642 on Saturdays, and 18,632 on Sundays. The trip generation totals for the Approved Specific Plan No. 343 land uses in Addendum No. 1 were estimated to be approximately 31,238 trips on weekdays, 32,562 on Saturdays, and 17,616 on Sundays. Estimated VMT generation totals are shown in **Table 4.1.18-1: Estimated VMT Generation**, below. The proposed Project's VMT generation estimates are within 1 percent of what was identified for the land uses in EIR No. 470 and the Approved Specific Plan No. 343 land uses in Addendum No. 1.

Table 4.1.18-1
Estimated VMT Generation

Scenarios	Total Annual VMT
Proposed Classic Club Specific Plan Amendment Land Uses	132,830,797
EIR No. 470 Land Uses	132,059,266
Approved Specific Plan No. 343 Land Uses	132,823,437

The proposed Project would implement the mitigation measures related to transportation included in EIR No. 470. Accordingly, impacts would be less than significant with mitigation, and 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 and Addendum No. 1.

92 See Traffic Study (**Appendix B**).

b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 did not address this topic, as analysis of the impact of the amount of VMT induced by a proposed project was not required at the time of the certified EIR. EIR No. 470 provided a VMT estimate for informational purposes when conducting the air quality analysis. In response to Senate Bill 743, CEQA Guidelines Section 15064.3 was added to the 2019 update to the CEQA Guidelines pertaining to VMT based analysis of transportation impacts.

While EIR No. 470 did not include VMT analysis, Addendum No. 1 conducted VMT analysis to quantify the VMT for the Arena project and the proposed land use changes for comparative purposes. The proposed changes associated with the Arena project analyzed in Addendum No. 1 generated approximately 0.3% more VMT annually as compared to the land uses in the project analyzed in EIR No. 470. Therefore, Addendum No. 1 concluded that the Arena project would not result in substantially greater VMT impacts than the project analyzed in EIR No. 470. Thus, Addendum No. 1 determined the addition of the arena project would not result in a new impact or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

A VMT Assessment for the proposed Project was completed. As shown in **Table 4.1.18-2: Annual VMT Forecasts**, the annualized VMT estimates for the proposed Classic Club Specific Plan Amendment is within approximately 0.006% of the annualized VMT estimates generated by the uses allowed by the Approved Specific Plan No. 343. The annual VMT estimate for the proposed Project is incrementally higher than the VMT generated by the uses allowed by the Approved Specific Plan No. 343; therefore, approval of the proposed Project would not result in substantially greater VMT impacts. Accordingly, impacts would be less than significant with mitigation and 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 and Addendum No. 1.

Table 4.1.18-2
Annual VMT Forecasts

Scenarios	Approved Specific Plan No. 343	Proposed Classic Club Specific Plan Amendment
Daily (Weekday) VMT	298,994	304,913
Adjusted Saturday VMT	311,667	353,936
Adjusted Sunday VMT	168,611	178,815
Annual VMT Subtotal	*103,011,915*	*107,329,316*
Annual Arena VMT	24,493,872	20,183,832
Annual Iceplex VMT	5,317,650	5,317,650
Total Annual VMT	**132,823,437**	**132,830,797**

Notes:

1. Annual VMT forecast calculated by using the weekend factors and accounting for 261 weekdays, 52 Saturdays, and 52 Sundays.
2. Internal capture reductions associated with supportive retail, hospitality and residential uses applied to Annual Arena VMT.

Source:

1. **Appendix B: Traffic Study**.

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 did not address the potential for impacts due to a geometric design feature, as this analysis was not required at the time of the certified EIR. EIR No. 470 contained enough information about proposed transportation design features and surrounding uses of the Project Site that with exercise of reasonable diligence, information about the Specific Plan's potential effects to hazards due to a geometric design feature was readily available to the public. EIR No. 470 did not evaluate impacts due to hazardous geometric design features.

Addendum No. 1 stated all proposed circulation improvements associated with the Arena project have been designed to meet applicable agency standards. No changes to the off-site circulation system were proposed to accommodate the Arena. The County Transportation Department reviewed the proposed circulation improvements in relationship to the approved circulation plan and concluded that all proposed roadway improvements were consistent with the requirements of agency standards. Therefore, because all roadway improvements would be designed to County standards and because no conflict is anticipated between project-related motor vehicle use and adjacent land uses, Addendum No. 1 concluded a less than significant impact would occur. Therefore, Addendum No. 1 determined implementation of 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.

No Substantial Change from Previous Analysis:

Proposed project roadways would be constructed according to the specifications and standards outlined in the Circulation Plan of the proposed Classic Club Specific Plan Amendment. The circulation and infrastructure improvements are conceptual in nature, and final alignments and sizing would be determined at the time of final submittal of any development with the Specific Plan No. 343 Area when detailed engineering analysis would be performed. The vehicular circulation plan has been developed to provide a functional on-site roadway system, which provides for the safe and efficient movement of traffic. The proposed Project would comply with the on-site street improvement recommendations and implement mitigation measures included in EIR No. 470. Accordingly, impacts would be less than significant with mitigation and 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 and Addendum No. 1.

d. Would the project cause an effect upon, or a need for new or altered maintenance of roads?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 identified the Approved Specific Plan would generate trip totals of 38,721 daily, 2,201 AM peak hour trips, and 3,820 PM peak hour trips. EIR No. 470 stated developers of NorthStar would be responsible for all street improvements that are related to the project. In addition, the project would have had to pay a proportionate share of funds to offset the costs of local and regional improvements that were not directly related to the project impacts.

The 2006 Traffic Study identified roadway improvements at intersections that resulted in acceptable levels of service. Thus, EIR No. 470 identified mitigation requiring transportation improvements that would reduce impacts to intersections and roadway segments under normal conditions. However, under major special events, such as tournaments at the golf course, EIR No. 470 determined that impacts to transportation would be considered significant and unavoidable on a direct and cumulative basis.

According to the Transportation Analysis Report conducted for Addendum No. 1, compared to the analysis in EIR No. 470, in most every case (for all event types and for daily, AM peak hour and PM peak hour), total trips associated with the Arena project and proposed changes in land uses were found to be less than the total trips identified for the land uses in EIR No. 470. Addendum No. 1 found the daily trips for days with sellout concerts events at the Arena would be slightly higher. Addendum No. 1 concluded the proposed changes associated with the Arena project would not result in a substantial increase in the number of trips previously analyzed and, thus, not deteriorate the existing roads more than what was

analyzed in EIR No. 470. Therefore, Addendum No. 1 determined the project would not cause an effect upon, or a need for new or altered maintenance of roads.

No Substantial Change from Previous Analysis:

As discussed, and shown in **Table 4.1.18-1** above, the proposed Classic Club Specific Plan Amendment is estimated to generate approximately 37,619 daily external vehicle trips. The proposed Project's trip generation estimates are lower than what was identified for the Approved Specific Plan No. 343 and what was approved in the 2021 amendment.

Access to the site is provided via Varner Road which is situated parallel to both the southern boundary of the Project Site and the northern boundary of I-10. Varner Road intersects Cook Street (immediately west of the Project Site) and Washington Street (approximately three miles to the east). The Western Coachella Valley Area Plan designates Varner Road as a Major Highway (118' right of way).[93] According to the proposed Classic Club Specific Plan Amendment Circulation Plan, the Varner Road cross section parallel to I-10 has been modified by the Riverside County Transportation department staff to accommodate projected growth associated with the project. As outlined in Circulation Plan, said portion of Varner Road will consist of the following:

- 118' Right of Way.
- 10' landscaped buffer parallel to I-10.
- 76' of travel way (curb to curb) with two travel lanes in each direction and a painted median.
- 32' landscaped area (including a 5' sidewalk and a 10' bike path) between the travel way and the Classic Club property. The sidewalk will be 5' from curb and the bike path will abut the property.
- The bike path will be included in the right-of-way rather than in the easement.

The proposed Project would implement mitigation measures included in EIR No. 470, including mitigation measures that minimize construction interference with regional non-project traffic movement. Accordingly, impacts would be less than significant with mitigation and 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 and Addendum No. 1.

93 Western Coachella Valley Area Plan, "Circulation, Figure 7 – Western Coachella Valley Area Plan Circulation." https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-GPA-2022-Compiled-WCVAP-4-2022-rev.pdf. Accessed October 2023.

e. Would the project cause an effect upon circulation during the project's construction?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 stated construction may entail roadway encroachment, detours, lane closures and competition between construction vehicles (trucks and contractor employee commuting) and ambient traffic for available roadway capacity. Emissions controls require good housekeeping procedures and a construction traffic management plan that maintains such "spill over" effects at a less than significant level. EIR No. 470 included a mitigation measure (AQ-2) that involves minimizing construction interference with regional non-project traffic movement by including measures such as scheduling receipt of construction materials to non-peak travel periods, routing construction traffic through areas of least impact sensitivity, limiting lane closures and detours to off peak travel periods, and providing ride share incentives for contractor and subcontractor personnel to reduce impacts to less than significant.

Addendum No. 1 stated the proposed changes would involve a reduction in Planning Area 8 to add Planning Area 11 and develop the Arena. Addendum No. 1 noted construction of the Arena would generate vehicle trips from workers and haul trucks traveling to and from the Arena site. The project proposed to implement mitigation measures included in EIR No. 470, including mitigation measures that minimize construction interference with regional non-project traffic movement. Addendum No. 1 concluded that with implementation of mitigation measures, project impacts would be less than significant.

No Substantial Change from Previous Analysis:

As outlined in the proposed Classic Club Specific Plan Amendment, a phasing plan has been developed to provide roads at adequate levels in accordance with County of Riverside requirements, which would be implemented through the conditions of approval for the proposed Classic Club Specific Plan Amendment. As previously stated, the proposed Project would implement mitigation measures included in EIR No. 470, including mitigation measures that minimize construction interference with regional non-project traffic movement. Accordingly, impacts would be less than significant with mitigation and 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 and Addendum No. 1.

f. Would the project result in inadequate emergency access or access to nearby uses?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 determined that all points of the project would have adequate direct and secondary access for emergency vehicles per the County code.

Addendum No. 1 determined that on-site emergency access would be accommodated with new internal roadways constructed as part of the Arena project and connected to the existing circulation network. The project did not propose changes that will negatively affect any off-site roadways that currently provide emergency access to surrounding land uses. The project also proposed to implement mitigation measures included in EIR No. 470, including mitigation measures that ensure adequate emergency access. Additionally, Addendum No. 1 stated the project would develop and implement a Transportation Management Plan (TMP) in conjunction with the appropriate agencies to address temporary traffic conditions in the Pre-Event and Post-Event hours, and to ensure the efficient coordination and management of event traffic. Therefore, Addendum No. 1 concluded impacts to emergency access on and off site would be less than significant.

No Substantial Change from Previous Analysis:

The circulation system, as a whole, has been designed in accordance with Riverside County Fire Department access requirements. The fire department was consulted during the initial design stages to obtain criterion for minimum street width (24 feet/two travel lanes) to accommodate fire equipment during emergency response conditions. As shown in **Figure 23: Conceptual Emergency Access Diagram**, emergency access is provided by all proposed Project roadways as well as gated emergency access roads not accessible to the general public.

The roadway system would provide a means of ingress for emergency vehicles while also allowing escape routes for use by project residents and guests. The proposed Project will enhance emergency access to the Project Site through multiple access points and the construction of all-weather paved roadways. Accordingly, impacts would be less than significant with mitigation and 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 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to transportation/traffic. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced for proposed development constructed within the Specific Plan No. 343 Area.

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.

SHS-2 The road and gate design plan shall be reviewed by the Sheriff's Department for access.

HS-2 The project proponent shall coordinate with County Sheriffs and Environmental Health Department to ensure public health and safety measures are implemented. (i.e., street lighting, safe intersections, adequate emergency access, site safety plans, etc.)

F-4 All development shall meet or exceed standards addressed in Riverside County *Ordinance Nos. 460* and *787* with respect to access, fire flow, and signage.

C-1 Construct Varner Road from the west project boundary to the east project boundary at its ultimate half-section width as a Major highway (118-foot right-of-way) including landscaping, sidewalks and bike trail in conjunction with development.

C-2 Sufficient on-site parking shall be provided to meet County of Riverside parking code requirements. Shared parking may be allowed subject to review and approval as outlined in the Zoning Ordinance section of the Specific Plan.

C-3 On-site traffic signing/striping shall be implemented in conjunction with detailed construction plans for the Project site.

C-4 Sight distance at each project access shall be reviewed with respect to standard Caltrans/County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.

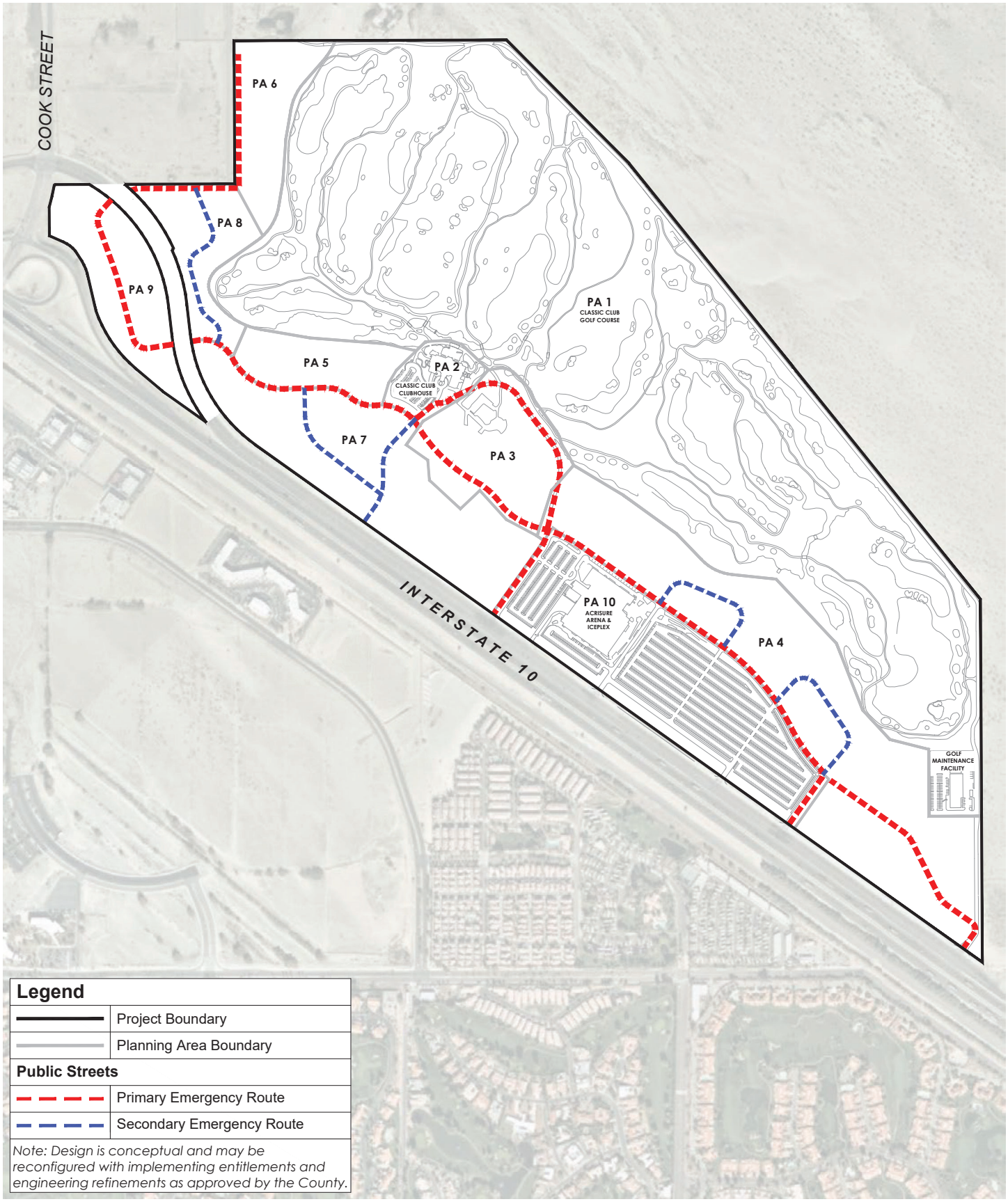
C-5 Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout shall specifically include an interconnect of the traffic signals to function in a coordinated system.

C-6 The developer shall comply with the trip reduction ordinance of the County of Riverside.

For special events:

C-7 Key elements of the parking management for the proposed development as described in Section VI of the Traffic/Parking Analysis shall be implemented.

C-8 On-site traffic signing/striping shall be implemented in conjunction with detailed construction plans for the Project site.



SOURCE: MSA Consulting, Inc.; 2023

FIGURE **23**

Meridian Consultants

Conceptual Emergency Access Diagram

342-003-22

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
38. Bike Trails				
Would the project:				
a. Would the proposed Project include the construction or expansion of a bike system or bike lanes?	☐	☐	☐	☒

a. Would the proposed Project include the construction or expansion of a bike system or bike lanes?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 identified that the Project Site would have extensive pedestrian, bike, and other recreational trails. The Project Site includes Varner Road, a County designated route for a Class 1 Bike Path. The developer of those Planning Areas along Varner Road were required to construct that bike path as part of the street improvements. As such, EIR No. 470 concluded impacts due to the construction or expansion of the trail system would be less than significant.

The proposed changes associated with the Arena project did not include the addition of bike trails, but also did not replace uses that contain bike trails. Addendum No. 1 determined the project would not substantially increase significant effects with respect to recreational trails. Addendum No. 1 concluded no new information, changed circumstances, or more severe impacts would occur with the implementation of the project as compared to EIR No. 470.

No Substantial Change from Previous Analysis:

As previously stated, the conceptual bicycle and pedestrian circulation system would accommodate and encourage alternative modes of transportation for patrons, residents, and employees of the proposed Project. In addition to internal proposed Project Site bike paths, the County has required a 10-foot wide Class I bike path to be constructed along Varner Road.

A multi-modal path would be created to provide a looped circuit around the Classic Club Golf Course, equaling 3.1 miles. This path would include frequent seating areas, viewing stations, and access points to each of the parcels which reside along its route. The bicycle circulation system would comply with Riverside County bikeway policies and standards, and provide adequate parking facilities for bicycles. While the proposed Project proposes bike trails, it would not replace uses that would contain bike trails. As such, the proposed Project would not substantially increase significant effects with respect to recreational trails. Accordingly, impacts would be less than significant, and 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 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified no mitigation measures in regard to trails and bikeway systems. As the proposed Project would not result in new impacts or increase the severity of previously identified impacts, no mitigation measures are required.

4.1.19 Tribal Cultural Resources

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
39. Tribal Cultural Resources				
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
b. Listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	☐	☐	☐	☒
c. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? (In applying for the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	☐	☐	☐	☒

At the time of the certified EIR, Section 4.1.19, Tribal Cultural Resources, 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 potential for archaeological sites to occur within the Project Site and included mitigation measures requiring Native American monitors during grading and other ground disturbing activities. Thus, EIR No. 470 contained enough information about existing conditions and tribal cultural resources on the Project Site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project to tribal cultural resources was readily available to the public. Further, the County conducted tribal consultation in compliance with Senate Bill (SB) 18 and Assembly Bill (AB) 52.

a. Would the project listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b. Would the project a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? (In applying for the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)?

EIR No. 470 & Addendum No. 1 Findings:

AB 52 was signed into law in 2014 and added the above listed thresholds to Appendix G of the CEQA Guidelines. Thus, at the time EIR No. 470 was certified in 2006, AB 52 was not in place and EIR No. 470 did not evaluate the topic of Tribal Cultural Resources separate from the evaluation of cultural resource impacts included in the EIR. As previously discussed in Section 4.1.5: Cultural Resources, no significant archaeological sites were identified within the Project Site boundaries. Additionally, EIR No. 470 concluded that with implementation of mitigation measures, which includes requirements for monitoring or grading and other ground disturbing activities by Native American monitors, impacts to cultural resources would be less than significant.

Addendum No. 1 determined there is a potential for grading and excavation activities to inadvertently encounter tribal cultural resources in soil not previously disturbed. Accordingly, the Arena project was required to implement the mitigation measures that were identified in EIR No. 470. Additionally, a cultural resources survey and report was prepared for Addendum No. 1 to determine whether the construction and operation of the proposed on-site construction activities and off-site electrical improvements would result in substantial adverse effects to cultural resources. The NAHC sacred-lands-file search did not indicate the presence of Native American traditional cultural places within the off-site electrical improvements. Additionally, Addendum No. 1 stated the project would be required to implement the mitigation measures that were identified in EIR No. 470. Addendum No. 1 concluded 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 tribal cultural resources beyond that which was evaluated and mitigated in EIR No. 470.

No Substantial Change from Previous Analysis:

AB 52 requires a Lead Agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a Project Site, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area and the tribe requests consultation prior to determining whether a negative declaration, mitigated negative declaration,

or environmental impact report is required for a project.[94] The legislature declared that AB 52 "shall apply only to a project that has a notice of preparation or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015."[95] Since the proposed Project does not require a Notice of Preparation or Notice of Negative Declaration, AB 52 is not required for the proposed Project. Nevertheless, consultation with California Native American tribes affiliated with the area was conducted as part of the cultural resource investigations for EIR No. 470 and Addendum No. 1, consistent with SB 18 and AB 52 requirements. Pursuant to the requirements of SB 18/AB 52 for tribal notification, notices were sent to California Native American tribes affiliated with the area on July 27, 2023. The only consultation request received was from the Agua Caliente Band of Cahuilla Indians which was in an emailed letter dated August 14, 2023. A meeting was held with the tribe on February 07, 2024, in which this project was discussed. Agua expressed concern that there still may be intact resources subsurface due to the limited grading completed for the golf course. They also provided information regarding Tribal Cultural Resources in the vicinity of this project. Planning provided the tribe with the project conditions of approval on March 26, 2024. Agua Caliente sent an emailed letter dated April 04, 2024, concluding consultation and requested contact prior to ground disturbing activities associated with this project or any implementing project. In closing they stated at this time the concerns of the Agua Caliente Band of Cahuilla Indians Tribal Historic Preservation Office have been addressed and proper mitigation measures have been proposed to ensure the protection of tribal cultural resources. These mitigation measures have been added below.

The County requested a Sacred Lands File search and a consultation list from the Native American Heritage Commission (NAHC) on July 27, 2023 and was negative for tribal cultural resources.

Additionally, any development within the Specific Plan No. 343 Area would require site plan review and would be required to implement the mitigation measures proposed during tribal consultation and discussed above.

Accordingly, impacts would be less than significant with mitigation and 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 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

During the tribal consultation process, the following mitigation measures were provided and will be implemented as Conditions of Approval for subsequent implementing projects within the Specific Plan No. 343 area. These additional mitigation measures do not change the significance determination in a way

94 Assembly Bill 52; California Public Resource Code Section 21080.3, et. Seq.
95 Assembly Bill 52; California Public Resource Code Section 21080.3, et. Seq.

that would result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

TCR-1 Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

TCR-2 Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes, then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside

County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

TCR-3 The project will also be required to adhere to State Health and Safety Code Section 7050.5 in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. In addition, CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval that dictates the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project.

TCR-4 The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

4.1.20 Utility and Service Systems

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
40. Water				
Would the project:				
a. Require or result in the construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction of which would cause significant environmental effects?	☐	☐	☐	☒
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☐	☒

a. Would the project require or result in the construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction of which would cause significant environmental effects?

EIR No. 470 & Addendum No. 1 Findings:

Environmental Impact Report (EIR) No. 470 identified that the project would result in additional demand for water, wastewater treatment, and storm water drainage facilities. EIR No. 470 identified that the Coachella Valley Water District (CVWD) provides these services in the Coachella Valley.

Water

EIR No. 470 noted that CVWD reviewed and confirmed that the proposed pipe sizes and water distribution system would provide adequate water pressures under the tested fire flow demand scenarios. Additionally, a Water Supply Assessment / Water Supply Verification (WSA / WSV) showed that adequate water is available for the project. CVWD provided a verification letter stating the District did not anticipate any adverse environmental impacts associated with providing water facilities for the project.

Addendum No. 1 stated, based on the updated hydraulic modeling results prepared by CVWD, the general location of the proposed domestic water service and fire protection connections for the on-site piping are acceptable. For off-site piping, domestic water pipeline improvements were previously installed within the Specific Plan No. 343 Area during construction of the golf course and golf club. Additional off-site pipelines were determined not to be required for the Arena project. CVWD also determined that the two

(2) domestic water well sites would be required for the Specific Plan No. 343 Area with development of the Arena project, which is a reduction from the three (3) well sites required in 2006 for the total project because of changes to CVWD's well site criteria. Addendum No. 1 stated one well site would be provided within the Specific Plan No. 343 Area with the Arena Project. Therefore, Addendum No. 1 concluded impacts related to water would be less than significant.

Wastewater

EIR No. 470 stated the project would generate a demand for treatment of sewage. EIR No. 470 stated disposal of sanitary sewage would be into a 12-inch sewer line in Varner Road operated by the CVWD that line will carry sewage flows to the wastewater treatment plant located at 43000 Cook Street, Palm Desert, California. EIR No. 470 stated management of the project's wastewater will be in accordance with CVWD and California State Water Quality Control Board regulations. EIR No. 470 identified that the NorthStar Specific Plan would utilize conservation and mitigation measures to significantly reduce project impacts due to the demands of water and sewer. EIR No. 470 also noted the project would contribute to potential significant cumulative impacts.

Regarding wastewater, Addendum No. 1 stated the Arena project included the construction of approximately 0.2 miles of new gravity main between 8 to 10 inches in diameter that would collect development flow and connect to an existing 24-inch diameter pipeline along Varner Road beginning approximately 4,900 feet southeast of Cook Street. CVWD determined this proposed sanitary sewer pipeline was adequate for the anticipated sewer loading for the Arena project, and the existing pipelines downstream of the development were adequately sized to convey development flows. Addendum No. 1 concluded impacts related to wastewater would be less than significant.

Storm Water Drainage Systems

A hydraulic modeling study was performed for the NorthStar Specific Plan project and included as an appendix to EIR No. 470. The results of the analysis determined the design would enter the golf course across the northerly boundary of the Specific Plan No. 343 Area without altering the existing condition floodplain depth in the existing areas north of the project. The results of the regional hydraulic analyses showed little or no change in the water surface elevations upstream and downstream of the Specific Plan No. 343 Area. Localized analyses were to be completed as individual projects were developed within the Specific Plan No. 343 Area to determine the elevations for development pads and top-of-berm elevations along the southerly golf course boundary. Development pad elevations were required to be a minimum of 1.5 feet, and top-of-berm elevations shall be set a minimum of three feet above the 100-year water surface elevations as determined in the localized analyses. The results of the regional Hydrologic Engineering Centers River Analysis System (HEC−RAS) hydraulic analyses indicted that there was little or

no change in the water surface elevations upstream and downstream of the project as a result of the golf course. The project proposed to use the golf course as the flood conveyance facility in lieu of the levee/channel. The golf course, as demonstrated in the flood analysis, provided the protection anticipated by the levee/channel system. EIR No. 470 determined impacts associated with flooding would be less than significant with incorporation of mitigation measures. Mitigation measures required the preparation of a localized HEC−RAS analysis to provide the basis for establishing development pad elevations, minimum top-of-berm elevations, a Letter of Map Revision to be submitted to Federal Emergency Management Agency (FEMA) based on As Built Plans, desert landscaping for the golf course, and the provision of an easement for conveyance of the future Mid Valley Drainage System flows as required by CVWD.

Addendum No. 1 stated as part of the Arena project, minor changes to the Conceptual Drainage Plan were proposed to the planned use and interior configuration of the development area along Varner Road to accommodate the Arena project. All essential components were retained. Addendum No. 1 stated the net runoff volume would incrementally increase from 33.5 acre-feet to 34.5 acre-feet for a 100-year, 24-hour storm. The small increase in the volume of net runoff generated by the Arena project were easily compensated for by small increases in the size of the basins in the Arena project. Addendum No. 1 determined the small local alterations in flow patterns on the interior of the Arena project would not result in differences in the downstream flow conditions. The overall runoff volume, flowrate, and the regional flow patterns did not change with the Arena project. Thus, the flow paths and conditions were preserved with the proposed changes to the Conceptual Drainage Plan without substantially 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 were the same, preserving overland flow patterns previously analyzed. Basin storage areas were retained in the Arena project, creating necessary storage, and allowing water quality treatment as previously described. The east golf course basin and flow channel through the east end of the development area were also retained, so that the discharge conditions to downstream properties were maintained. Addendum No. 1 determined the Arena project design was consistent with the original design of the project as evaluated in EIR No. 470 and with the future CVWD Thousand Palms Flood Control Plan construction and would function as part of the overall regional drainage system. Additionally, CVWD determined there were no substantial changes in regional flow patterns that would require major revisions to EIR No. 470. No new significant drainage impacts would result from the Arena project. Therefore, Addendum No. 1 concluded, with compliance with the mitigation measures specified in EIR No. 470 for water, sewer, and storm water drainage, the Arena project would not result in any project or cumulative new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

Water

The Specific Plan No. 343 Area is located within the domestic water service area of the CVWD. Existing water mains available for connection to the Project Site include a 12-inch water main (located east of the Project Site at the southern entry of Jack Ivey Ranch) in Varner Road and an 18-inch water main located south of I-10 within the El Dorado Country Club. A Conceptual Sewer Plan has been developed for the water system for the proposed Project. To serve development within the Specific Plan No. 343 Area, a proposed 24-inch water main would extend from the existing water main connection points and would eventually loop throughout the Project Site and branch out to provide service to all areas. Pipelines within the Project Site would range in size from 8 inches to 18 inches in diameter, dependent upon the water demand associated with the area being serviced. Public utility easements would be granted over water lines within the Project Site to provide CVWD with access and maintenance rights over the water lines. Any water lines needed to serve development within the Specific Plan No. 343 Area under the proposed Classic Club Specific Plan Amendment would require approval by CVWD. Additionally, at the request of the CVWD, updated estimates of the total water demand for the uses that would be allowed by the proposed Classic Club Specific Plan and an updated Water Supply Assessment (WSA) were prepared using CVWD's current methodology.[96] The total water demand for the Specific Plan No. 343 Area would decrease by 41.99 AFY with approval of the proposed Project. As discussed further below, the total water demand for the proposed Project would account for approximately 2.3 percent of the total planned increase in demand of 48,100 AFY by 2045 based on CVWD's projected urban water demand by 2045 and would result in less than significant impacts. In addition to CVWD approval of any water lines needed for the proposed Project development, the proposed Project would also implement mitigation measures identified in EIR No. 470 to ensure impacts related to water would be less than significant. Therefore, impacts would be less than significant on a project and cumulative level.

Wastewater

The Specific Plan No. 343 Area is served by existing sewers operated by CVWD. No septic tanks or other underground sewage treatment are proposed as part of the Classic Club Specific Plan Amendment. A Conceptual Sewer Plan has been developed for the proposed Project, which consists of 8-inch and 10-inch sewer lines located within the proposed Project's private street system and a 24-inch sewer main located within Varner Road. To serve development within the Specific Plan No. 343 Area, a proposed 10-inch

96 See **Appendix F.1** for the updated *Water Supply Assessment*, with water demand estimates for Planning Areas 3 through 9. As Planning Areas 1, 2, and 10 have already been constructed, are operational, and would not be changed as a result of the proposed Project, the water demand estimates for these planning areas were taken from Addendum No. 1, which contained the total water demand by planning area for the Approved Specific Plan.

sewer line would be extended from the existing 24-inch sewer main at multiple points leading into the Project Site under the proposed Classic Club Specific Plan Amendment. Pipelines within the development would range in size from 8 inches to 10 inches in diameter, dependent upon the slopes and quantity of wastewater associated with the area being serviced. Public utility easements would be granted over sewer lines within the Project Site to provide CVWD with access and maintenance over their lines. Any pipelines needed to serve development within the Specific Plan No. 343 Area under the proposed Classic Club Specific Plan Amendment would require approval by CVWD to ensure impacts to related to wastewater would be less than significant.

Storm Water Drainage System

As part of the proposed Classic Club Specific Plan Amendment, minor changes to the currently Approved Conceptual Drainage Plan are proposed. Drainage areas and key flood control features for the proposed Project are identified in **Figure 20: Conceptual Drainage Plan**. The goals of the Conceptual Drainage Plan include no net increase in runoff volumes and no net increase in storm flowrate to downstream drainage areas, and designing golf course areas to accommodate existing drainage patterns and provide basins for pollution abatement. On-site drainage originating from development would be directed to retention basins within the golf course and/or various planning areas. The CVWD Thousand Palms Flood Control Project, which includes a series of flood control structures to provide flood hazard protection in the surrounding area of and including the Project Site. Implementation of the CVWD Thousand Palms Flood Control Project will alter the existing drainage patterns and surface runoff surrounding the Project Site. The Thousand Palms Flood Control Project includes a 1.23-mile levee and a 1.01-mile trapezoidal channel into the golf course on the Project Site. This channel will divert flows into the existing storm water conveyance system at the golf course. A 2.0-mile trapezoidal channel will extend from the southeastern end of the golf course out of the Project Site along the existing Avenue 38 alignment as part of the Thousand Palms Flood Control Project. Coordination with CVWD and CVWD approval of the Conceptual Drainage Plan, final design, and location of these flood control facilities for the proposed Project, which may include additional levies and/or channels to function properly to connect with the Thousand Palms Regional Flood Control facilities, would ensure the existing drainage pattern would not be substantially altered by the proposed Project. No new significant drainage impacts would result from the proposed Project.

Thus, the proposed Project would not result in an increase in demand for water, wastewater treatment, or storm water drainage system capacity beyond what was evaluated and mitigated for as part of EIR No. 470 and Addendum No. 1. Therefore, compliance with the mitigation measures specified in EIR No. 470 for water, sewer, and storm water drainage, the proposed Project would not result in any project or

cumulative new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470 and Addendum No. 1.

b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

EIR No. 470 & Addendum No. 1 Findings:

A WSA/WSV was prepared for the CVWD in 2005, which determined the total annual estimated water demand needed for the NorthStar Specific Plan Project was 1,873 acre-feet per year (AFY). EIR No. 470 noted that the CVWD reviewed the NorthStar Specific Plan project's water demand and determined that adequate water supplies would be available to service the NorthStar Specific Plan project during normal, dry, and multiple dry years. EIR No. 470 concluded impacts to water supplies would be less than significant with implementation of mitigation measures. EIR No. 470 also noted the project would contribute to potential cumulative impacts.

At the request of the CVWD, updated estimates of the total water demand for the land uses allowed by the project in EIR No. 470 and in the Approved Specific Plan as described in Addendum No. 1 were prepared using CVWD's methodology. The updated estimate for the NorthStar Specific Plan as described in Addendum No. 1, at approximately 1,348.50 AFY, was lower than the estimated water demand in the 2005 WSA/WSV approved by CVWD. Moreover, Addendum No. 1 stated adequate water supplies would be available to service the NorthStar Specific Plan project during normal, dry, and multiple dry years. The total water demand for the land uses described in Addendum No. 1 were determined to be 1,269.23 AFY. Addendum No. 1 determined, as the total water demand for the Specific Plan No. 343 Area would be reduced with the changes in land uses compared to EIR No. 470, no update of the WSA was required. Additionally, the implementation of any portion of the Approved Specific Plan, including the Arena project, was required to comply with *Riverside County Ordinance No. 859*, which set forth water-efficient landscape requirements that apply to all new discretionary projects with a total landscape area equal to or greater than 2,500 square feet.

With implementation of mitigation measures, Addendum No. 1 concluded impacts would be less than significant on a project and cumulative level. The Arena project and land uses in the Approved Specific Plan as described in Addendum No. 1 did not result in any project or cumulative new impacts or increase the severity of previously identified significant impacts as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

The total water demand for the uses allowed by the Approved Specific Plan, taken from Amendment No. 1, is approximately 1,269.23 AFY as shown in **Table 4.1.20-1: Approved Specific Plan Total Water**

Demand. At the request of the CVWD, updated estimates of the total water demand for the uses that would be allowed by the proposed Classic Club Specific Plan and an updated Water Supply Assessment (WSA) were prepared using CVWD's current methodology.[97] The total water demand for the proposed Classic Club Specific Plan Amendment is approximately 1,227.24 AFY as shown in **Table 4.1.20-2**: **Proposed Classic Club Specific Plan Amendment Total Water Demand**. The total water demand for the Specific Plan No. 343 Area would decrease by 41.99 AFY (a 3.3-percent decrease) with approval of the proposed Project compared to the total water demand for the Approved Specific Plan. The water demand from the proposed Project would account for approximately 2.3 percent of the total planned increase in demand of 48,100 AFY by 2045 based on CVWD's projected urban water demand by 2045.[98] As discussed above in *Section 4.1.10 Hydrology and Water Quality*, an updated WSA was prepared using CVWD's current methodology for the proposed Classic Club Specific Plan Amendment (see **Appendix F**). Based on the results of the updated WSA, there are adequate CVWD water supplies to accommodate the proposed Project and the proposed Project would not deplete groundwater supplies or interfere with groundwater recharge efforts. Additionally, any proposed development within the Specific Plan No. 343 Area is required to comply with *Riverside County Ordinance No. 859*, which sets forth water-efficient landscape requirements that apply to all new discretionary projects with a total landscape area equal to or greater than 2,500 square feet.[99] With implementation of mitigation measures identified in EIR No. 470, impacts would be less than significant on a project and cumulative level. The proposed Project would not result in any Project or cumulative new impacts or increase the severity of any previously identified significant impacts as analyzed in EIR No. 470 and Addendum No. 1.

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97 See **Appendix F.1** for the updated Water Supply Assessment, with water demand estimates for Planning Areas 3 through 9. As Planning Areas 1, 2, and 10 have already been constructed, are operational, and would not be changed as a result of the proposed Project, the water demand estimates for these planning areas were taken from Addendum No. 1, which contained the total water demand by planning area for the Approved Specific Plan. CVWD also requested the Outdoor Recreational Demand for the proposed Project, which was not included at the time of the water demand estimates for the planning areas for the Approved Specific Plan.

98 See **Appendix F.1**. CVWD's current urban water demand was 100,066 acre-feet (AF) for 2022, and the projected urban water demand by 2045 is 148,166 AFY, for a total planned increase in demand of 48,100 AFY by 2045.

99 County of Riverside. Ordinance No. 859: An Ordinance of the County of Riverside Amending Ordinance No. 859 The Water Efficient Landscape Requirements. 2009. https://rivcocob.org/sites/g/files/aldnop311/files/migrated/wp-content-uploads-2009-10-859.3.pdf. Accessed January 2024.

Table 4.1.20-1
Approved Specific Plan Total Water Demand

Planning Area	Land Acres	Indoor Residential Demand (AFY)	Indoor Commercial and Industrial Demand (AFY)	Outdoor Irrigation Demand (AFY)	Total Water Demand (AFY)
1	240			684.41	684.41
2	5.9		9.98		9.98
3	17.6		118.53	15.06	133.59
4	7.3	10.61		6.25	16.86
5	9.95	42.45		8.51	50.96
6	33.2	108.09		28.40	136.49
7	36.2	29.48	49.29	10.32	89.09
8	28.2		40.93	8.04	48.97
9	16		48.95	11.41	60.36
10	20		12.32	5.70	18.02
11	41.40		15.15	5.35	20.50
Total	**455.75**	**190.63**	**295.15**	**783.45**	**1,269.23**

Source. Riverside County. Addendum to the NorthStar Specific Plan, Final Environmental Impact Report No. 470 SCH #2005011054.

Table 4.1.20-2
Proposed Classic Club Specific Plan Amendment Total Water Demand

Planning Area	Land Acres	Indoor Residential Demand (AFY)	Indoor Commercial and Industrial Demand (AFY)	Outdoor Irrigation Demand (AFY)	Outdoor Recreational Demand (AFY)[a]	Total Water Demand (AFY)
1	237.1			684.41		684.41
2	6.1		9.98			9.98
3	19.8		6.51	21.54	4.69	32.75
4	59.7	82.13	43.03	74.48	30.53	230.16
5	10	16.43	0.04	9.32	4.69	30.49
6	12.3	33.67		11.47		45.14
7	35.3	24.64	57.20	32.94		114.78
8	11.9	24.64	0.04	11.10	4.69	40.47
9	16.2		3.45	15.11		18.56
10	41.5		15.15	5.35		20.50
Total	**449.9**	**181.50**	**135.42**	**865.71**	**44.61**	**1,227.24**

a CVWD also requested the Outdoor Recreational Demand for the proposed Project, which was not included at the time of the water demand estimates for the planning areas for the Approved Specific Plan.

Sources:

1. *The Specific Plan boundary has not changed. However, the total proposed Project acreage has been adjusted to accurately reflect recorded parcels. For this reason, the Approved Specific Plan No. 343 shows the total acreage as 455.75 while the Proposed Classic Club Specific Plan Amendment references 449.9 acres.*
2. *CVWD Water Demand Calculation Table, 2024 (see **Appendix F.2**) for water demand estimates for Planning Areas 3 through 9. As Planning Areas 1, 2, and 10 have already been constructed, are operational, and would not be changed as a result of the proposed Project, the water demand estimates for these planning areas were taken from Addendum No. 1, which contained the total water demand by planning area for the Approved Specific Plan.*

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to water. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced for proposed development constructed within the Specific Plan No. 343 Area, as appropriate.

WS-1 The developer shall follow the Water Management Plan of the CVWD for water conservation practices and plans shall be reviewed by the CVWD for water conservation designs implemented into the project design.

WS-2 The developer shall implement the Landscape guidelines found in the Document by CVWD Landscape Ordinance and reviewed by the CVWD for implementation of Landscape and watering methods.

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.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
41. Sewer				
Would the project:				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or the expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☐	☒
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒

a. Would the project require or result in the construction of new wastewater treatment facilities, including septic systems, or the expansion of existing facilities, the construction of which would cause significant environmental effects?

b. Would the project result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 identified that all project development would be served by sewer, no septic tanks or other means of underground sewage treatment are proposed. Additionally, EIR No. 470 did not anticipate any adverse environmental impacts associated with providing sewer to the project. The developer shall follow the Water Management Plan and Landscape Ordinance guidelines that are provided by the CVWD for the conservation of water. EIR No. 470 identified that sanitary sewer service is provided by CVWD. Discussions with the District identified no issues with providing the project with sewer service. EIR No. 470 also noted the project would contribute to potential significant cumulative impacts.

Addendum No. 1 stated the Arena project includes construction of approximately 0.2 miles of new gravity main between 8 to 10 inches in diameter that would collect development flow and connect to an existing 24-inch diameter pipeline along Varner Road beginning approximately 4,900 feet southeast of Cook Street. CVWD determined this proposed sanitary sewer pipeline is adequate for the anticipated sewer loading for

the Arena project and the existing pipelines downstream of the development are adequately sized to convey development flows. Addendum No. 1 concluded impacts would be less than significant on a project and cumulative level. Therefore, Addendum No. 1 determined the Arena project would not result in any project or cumulative new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

The Specific Plan No. 343 Area is served by sewers, and no septic tanks or other means of underground sewage treatment are proposed as part of the currently proposed Project. The conceptual sewer plan to serve the proposed Project is shown in **Figure 22: Conceptual Sewer Plan**. The conceptual sewer system consists of 8-inch and 10-inch sewer lines located within the proposed Project's private street system and a 24-inch sewer main located within Varner Road. To serve the proposed Project, a proposed 10-inch sewer line would be extended from the existing 24-inch sewer main at multiple points leading into the Project Site. Pipelines within the development would then range in size from 8 inches to 10 inches in diameter, dependent upon the slopes and quantity of wastewater associated with the area being serviced. Public utility easements would be granted over sewer lines within the Project Site to provide CVWD with access and maintenance over their lines. Impacts would be less than significant on a Project and cumulative level. Therefore, the Project would not result in any Project or cumulative new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to sewer. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced for proposed development constructed within the Specific Plan No. 343 Area, as appropriate.

WS-1 The developer shall follow the Water Management Plan of the CVWD for water conservation practices and plans shall be reviewed by the CVWD for water conservation designs implemented into the project design.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
42. Solid Waste				
Would the project:				
a. Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure or otherwise impar the attainment of solid waste reduction goals?	☐	☐	☐	☒
b. Comply with federal, State, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☐	☒

a. Would the project generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 estimated that the project would generate approximately 50.3 tons of solid waste per day. EIR No. 470 noted that the proposed project would increase the need for the services of waste haulers and would increase the amount of solid waste at the Edom Hill Transfer Station by less than four percent. EIR No. 470 included mitigation measures requiring review of the routes for trash collection service prior to the building of structures; and consider feasibility of design features to reduce solid waste. EIR No. 470 concluded that with implementation of mitigation, impacts would be less than significant.

Addendum No. 1 stated the land uses in the Approved Specific Plan, which includes the Arena project, would generate approximately 29.35 tons of solid waste per day. The Edom Hill Transfer Station had a design capacity of 3,500 tons per day, including up to 500 tons per day of green and woody waste, and 300 tons per day of construction and demolition waste. Thus, the estimated solid waste generation for the Specific Plan No. 343 Area was reduced by 20.95 tons/day compared to the estimated solid waste for the land uses analyzed in EIR No. 470. Addendum No. 1 concluded that with implementation of mitigation measures, the Arena project would not result in any new impacts or increase the severity of any previously identified significant impacts as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

Addendum No. 1 estimated the Approved Specific Plan would generate approximately 29.35 tons of solid waste per day. The estimated solid waste generation rates have not changed since Addendum No. 1. Using the same generation rates, the land uses proposed in the proposed Project would generate an estimated 20.59 tons of solid waste per day as shown in **Table 4.1.20-3: Estimated Waste Generation for Proposed Classic Club Specific Plan Amendment**.

Table 4.1.20-3
Estimated Waste Generation for Proposed Classic Club Specific Plan Amendment

Planning Area	Use	Units	Waste Generation Factor[1]	Total Solid Waste Generated (lb/day)
2	Clubhouse	74,500 sq ft	0.046 lb/sq ft/day	3,427 lb/day
	Restaurant	~6,500 sq ft[2]	0.005 lb/sq ft/day	32.5 lb/day
3	Hotel	366 rooms	2 lb/room/day	732 lb/day
	Spa	25,000 sq ft	3.12 lb/100 sq ft/day[3]	780 lb/day
	Meeting Rooms	32,000 sq ft	3.12 lb/100 sq ft/day[3]	998.4 lb/day
4	Residential	500 units	12.23 lb/household/day	6,115 lb/day
	Hotel	275 rooms	2 lb/room/day	550 lb/day
	Retail	250,000 sq ft	13 lb/1000 sq ft/day	3,250 lb/day
5	Residential	100 units	12.23 lb/household/day	1,223 lb/day
	Hotel	125 rooms	2 lb/room/day	250 lb/day
6	Residential	205 units	12.23 lb/household/day	2,507.15 lb/day
7	Residential	150 units	12.23 lb/household/day	1,834.5 lb/day
	Retail	400,000 sq ft	13 lb/1000 sq ft/day	5,200 lb/day
8	Residential	150 units	12.23 lb/household/day	1,834.5 lb/day
	Hotel	125 rooms	2 lb/room/day	250 lb/day
9	Retail	230,000 sq ft	13 lb/1000 sq ft/day	2,990 lb/day
10	Arena	295,000 sq ft	3.12 lb/100 sq ft/day[3]	9,204 lb/day
Total				**41,178.05 lb/day** **20.59 tons/day**

Notes:

1. *The waste generation factors were taken from the CalRecycle website estimates of solid waste generation rates accessed January 2024.*
2. *The square footage of the restaurant portion of the clubhouse was taken from the current building layout plans.*
3. *This waste generation factor was the estimated rate for "other services" in the table for "Estimated Solid Waste Generation Rates for Service Establishments" on the CIWMB website. It was used due to absence of a rate for the specific land use.*

Source: 1. CalRecycle, “Estimated Solid Waste Generation Rates” https://www2.calrecycle.ca.gov/wastecharacterization/general/rates.

The Edom Hill Transfer Station has a design capacity of 3,500 tons per day, including up to 500 tons per day of green and woody waste and 300 tons per day of construction and demolition waste.[100] Thus, the estimated solid waste for the NorthStar Specific Plan would be reduced by 20.95 tons/day with approval of the proposed Project. With implementation of mitigation measures, the proposed Project would not result in any new impacts or increase the severity of previously identified significant impacts as analyzed in EIR No. 470 and Addendum No. 1.

b. Would the project comply with federal, State, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 estimated that the project would generate approximately 50.3 tons of solid waste per day. EIR No. 470 indicated that in order for the NorthStar Specific Plan project to aid Riverside County in achieving the goals of the CIWMP, the Applicant would work with future haulers to implement recycling and waste reduction programs. Furthermore, EIR No. 470 included mitigation measures requiring the NorthStar Specific Plan project to comply with applicable statutes and regulations, and to work with the Riverside County Department of Waste Resources to participate in the efforts to achieve the goals of the CIWMP. As such, EIR No. 470 concluded that impacts related to compliance with management and reduction statutes and regulations would be less than significant with implementation of mitigation.

Addendum No. 1 stated Public Resources Code (PRC) Section 40000 et seq. requires that local jurisdictions divert at least 50 percent of all solid waste generated. Addendum No. 1 stated the Arena project would be subject to the County's solid waste collection and disposal requirements pursuant to Municipal Code Chapter 8.132, which sets forth the requirements for trash disposal and collection. Accordingly, Addendum No. 1 concluded the Arena project would be fully compliant with applicable federal, State, and local statutes and regulations related to solid waste, resulting in a less than significant impact. Therefore, Addendum No. 1 determined implementation of the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

Similar to the Arena project analyzed in Addendum No. 1, the proposed Project, including any proposed development in the Specific Plan No. 343 Area, would be subject to the County's solid waste collection and disposal requirements pursuant to Municipal Code Chapter 8.132. The proposed Project would be fully compliant with applicable federal, State, and local statutes and regulations related to solid waste. The

100 Riverside County Department of Waste Resources. "Table A-3: Edom Hill Transfer Station/MRF County of Riverside NDFE." Riverside County Nondisposal Facility Element. July 2015. https://rcwaste.org/sites/g/files/aldnop376/files/2023-11/2023%20Update%20Non%20Disposal%20Facility%20Element%20NDFE.PDF. Accessed January 2024.

proposed Project would also be required to provide organics recycling bins per SB 1. For this reason, 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 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to solid waste. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced for proposed development constructed within the Specific Plan No. 343 Area, as appropriate.

SW-1 Waste Management of the Desert, Inc. shall review routes for trash collection service prior to the building of structures. Waste Management of the Desert shall approve routes prior to granting service agreements.

SW-2 Recyclable materials enclosures shall be provided including trash collection. Each enclosure shall include a sign, identifying the use of the bin or storage or recyclable materials, placed on the enclosure entrance gates and shall be no larger than two (2) square feet. The colors of the sign shall be ivory and brown.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
43. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?				
a. Electricity?	☐	☐	☐	☒
b. Natural gas?	☐	☐	☐	☒
c. Communications systems?	☐	☐	☐	☒
d. Street lighting?	☐	☐	☐	☒
e. Maintenance of public facilities, including roads?	☐	☐	☐	☒
f. Other governmental services?	☐	☐	☐	☒

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

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

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

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

e. Would the project impact the maintenance of public facilities, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?

f. Would the project impact the other governmental services facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 noted implementation of the North Star Specific Plan project would result in an increased demand for electricity, natural gas, communication systems, and street lighting. EIR No. 470 indicated that the utilities would provide services in accordance with policies and rules for extension of service on file with the California Public Utilities Commission. EIR No. 470 did not indicate that the construction or expansion of facilities would cause significant environmental effects and concluded that impacts to utilities would be less than significant.

Addendum No. 1 stated implementation of the Arena project would require the construction of on-site facilities as necessary to provide services to the Arena site, including electrical facilities, natural gas lines, communication systems (telephone/cable), and street lighting. All facilities needed to serve the Arena project were available in the local area, and the Arena project implemented improvements on site that connected to existing facilities available within or adjacent to the Arena site. Addendum No. 1 determined the Arena project's construction-related impacts would be less than significant, or could be mitigated to less than significant levels, with standard regulatory compliance and implementation of the mitigation measures identified by EIR No. 470. Addendum No. 1 determined there were no components of the Arena project or its demand for utility services on site that could result in significant environmental effects not otherwise addressed herein. Electrical improvements on and off site were planned by Imperial Irrigation District (IID) to support the Arena project. Accordingly, Addendum No. 1 concluded implementation of the Arena project would result in less than significant impacts. The improvements planned were made to existing facilities or involve extensions of existing facilities within streets, to other previously disturbed

areas, and in areas disturbed by existing dirt roads. Addendum No. 1 determined the on-site and off-site electrical improvements would not result in significant environmental effects and no mitigation measures were proposed related to utilities. Addendum No. 1 stated mitigation measures identified throughout EIR No. 470 would continue to apply to the Arena project, both on site and off site. Addendum No. 1 concluded the Arena project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

No Substantial Change from Previous Analysis:

Existing electrical facilities, gas lines, communication systems (telephone/cable), and street lighting currently exist on site to service the operational golf course, golf clubhouse, and Arena. Should development within the Specific Plan No. 343 Area with implementation of the proposed Classic Club Specific Plan Amendment require additional service that the existing facilities cannot accommodate, the proposed Project would require construction of facilities to provide service to the site. The proposed development would implement improvements on site that would connect to existing facilities available within or adjacent to the Project Site. Regarding off-site electrical facilities, IID is working with the County and other stakeholders on expanding the network of substations, distribution facilities, and related infrastructure to serve the Thousand Palms area, which is subject to a separate environmental review process. IID would distribute power to the proposed Project through the existing distribution facilities and enhancements to those facilities would be located in the same previously disturbed right-of-way locations off site. Impacts associated with the construction of other facilities needed to serve the proposed Project have been analyzed throughout this Addendum, and as concluded, would be less than significant or reduced to less than significant with implementation of EIR No. 470 mitigation measures and standard regulatory compliance. Mitigation measures identified throughout EIR No. 470 would continue to apply to the proposed Project, both on site and off site. On- and off-site utility services as a result of the land uses proposed in the Classic Club Specific Plan Amendment would not result in significant environmental effects. 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 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

Mitigation measures and standard regulatory compliance measures, in regard to utilities (electricity, natural gas, communication systems, street lighting, maintenance of public facilities, and other governmental services), were identified throughout EIR No. 470 that would reduce any potential impacts to less than significant. These measures would continue to apply to the proposed Project. As such, the proposed Project would not result in new impacts or increase the severity of impacts.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
44. Wildfire				
If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒
e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☐	☒

a. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

b. Would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d. Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

e. Would the project expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

EIR No. 470 & Addendum No. 1 Findings:

At the time of the certified EIR, evaluation of wildfire impacts was not required. Although EIR No. 470 did not address this subject, EIR No. 470 contained enough information about existing conditions and wildfire present on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about NorthStar's potential affect to wildfire was readily available to the public. EIR No. 470 did not evaluate impacts to wildfire.

Addendum No. 1 stated, according to Figure S-11 of the *Riverside County General Plan*, the Project Site is not identified as being susceptible to wildland fire hazards. Addendum No. 1 stated the Arena project would be developed in accordance with Riverside County Fire Department (RCFD) standards regarding fire hydrant locations and brush clearance requirements for the proposed building structures on site. Therefore, Addendum No. 1 determined, with compliance with the Specific Plan Design Guidelines for fuel modification zones and compliance with RCFD standards, impacts associated with wildfire would be less than significant. The Arena project resulted in a reallocation of land uses from the project analyzed in EIR No. 470 and did not introduce any new land uses that would increase the potential for wildland fire hazards. Moreover, Addendum No. 1 noted the County of Riverside would review the Arena project to ensure the design complies with all applicable regulations that relate to wildland fires. Accordingly, Addendum No. 1 concluded implementation of the Arena project would result in less than significant impacts.

No Substantial Change from Previous Analysis:

Figure 7 in the Safety Element of the County General Plan shows the Specific Plan No. 343 Area is not within a fire hazard severity zone.[101] Any development within the Specific Plan No. 343 Area under the proposed Project would be in accordance with RCFD standards regarding fire hydrant locations and brush clearance requirements for building structures on site. The proposed Project would replace the industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena, allowing for multifamily residential and hospitality uses in Planning Area 5;

101 Riverside County Planning Department. "Figure 7: Fire Hazard Severity Zones (West County and Emergency Service Facilities)." *Riverside County General Plan, Chapter 6: Safety Element*. Revised September 2021. https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-2021-elements-Ch06-Safety-092821.pdf. Accessed January 2024.

removing office uses and replacing with hospitality and multifamily residential uses in Planning Area 9; and expanding allowable uses to include retail, hotels, convenience stores, and markets in Planning Area 10. Therefore, the proposed Project would not introduce any new land uses that would increase the potential for wildland fire hazards. The County of Riverside would review the proposed Project to ensure the design complies with all applicable regulations that relate to wildland fires. Impacts associated with wildfire would be less than significant with compliance with RCFD standards. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of any previously identified significant impacts as analyzed in EIR No. 470 and Addendum No. 1.

Project Requirements and EIR No. 470 Mitigation Compliance

Evaluation of wildfire impacts was not required for EIR No. 470; as a result, no mitigation measures in regard to wildfire were identified. However, there is enough current information about the Specific Plan No. 343 Area to accurately assess that the proposed Project would not result in new impacts or increase the severity of impacts, and no mitigation measures are required.

4.1.21 Mandatory Findings of Significance

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
MANDATORY FINDINGS OF SIGNIFICANCE				
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

No Substantial Change from Previous Analysis:

As indicated throughout the analysis in this Addendum and assuming incorporation of the mitigation measures specified in EIR No. 470, implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. As such, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 470 and Addendum No. 1.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
b. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	☐	☐	☐	☒

b. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

No Substantial Change from Previous Analysis:

Cumulative effects that would result from implementation of the proposed Project have been evaluated throughout this Addendum, which concludes that such impacts would not occur, would be less than significant, or would be reduced to the maximum feasible extent with implementation of the mitigation measures specified in EIR No. 470. Additionally, this Addendum concludes that the proposed Project would not result in any new or substantially more severe cumulative effects beyond what was already evaluated and disclosed by EIR No. 470 and Addendum No. 1. All applicable mitigation measures identified as part of EIR No. 470 that were imposed to address cumulatively considerable effects would continue to apply to the proposed Project. The analysis throughout the Addendum demonstrates that all proposed Project cumulative impacts would be less than significant or would be reduced in comparison to the analysis and conclusions of EIR No. 470 and Addendum No. 1. Additionally, the analysis herein demonstrates that physical impacts associated with the proposed Project (e.g., biological resources, cultural resources, geology/soils, etc.) would not substantially change or increase compared to the analysis presented in EIR No. 470 and Addendum No. 1. The proposed Project would have similar or reduced cumulative impacts and would not result in any new or increased cumulative impacts to the environment beyond what was evaluated, disclosed, and mitigated for by EIR No. 470 and Addendum No. 1. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant cumulative impact as previously analyzed in EIR No. 470 and Addendum No. 1.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

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

No Substantial Change from Previous Analysis:

The proposed Project's potential to result in a substantial adverse effect on human beings has been evaluated throughout this Addendum (e.g., Air Quality, Geology/Soils, Noise, etc.). Where potential significant impacts are identified, mitigation measures from EIR No. 470 have been imposed to reduce any potential adverse effects to a level below significance. There are no components of the proposed Project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this Addendum and/or by EIR No. 470 and Addendum No. 1. Accordingly, no additional significant impacts would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of previously identified significant impacts as analyzed in EIR No. 470 and Addendum No. 1.

4.2 Earlier Analysis

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

Earlier Analyses Used, if any:

- County of Riverside *General Plan* and the EIR certified in connection with its most recent update
- RCLIS—Riverside County Land Information System
- *Environmental Impact Report No. 470*
- *Addendum No. 1*

4.3 Appendices

A Air Quality and Greenhouse Gas Emissions

A.1 Proposed Specific Plan Construction
A.2 Proposed Specific Plan Operation
A.3 Adopted Specific Plan Construction
A.4 Adopted Specific Plan Operation
A.5 EIR No. 470 Construction
A.6 EIR No. 470 Operation

B Traffic Study

C Biological Investigation

D Energy Calculations

D.1 Proposed Specific Plan
D.2 Adopted Specific Plan

E Noise Calculations

E.1 Noise Calculations
E.2 Vibration Calculations

F Water Supply

F.1 Water Supply Assessment
F.2 CVWD Water Demand Calculation Table

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

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

4.4 Authorities Cited

Assembly Bill 52; California Building Code (2007 and 2019); Section 1802.3.2; California Government Code (GOV); Sections 51104(g), 65962.5; California Code of Regulations (CCR), Title 14, Natural Resources, Division 6, Chapter 3. Guidelines for Implementation of the California Environmental Quality Act; Sections 15000 - 15387 (CEQA Guidelines). Specific Sections cited: 670.2, 670.5, 15064.5, 15162; California Code of Regulations (CCR), Title 24, Building Standards Code; California Public Resource Code (PRC), Division 13, Environmental Quality; Sections 21000-21178 (CEQA); Specific Sections cited: 21074, 21080.3; California Public Resource Code (PRC); Sections 4526, 5020.1(k), 5024.1, 5097. 94(k), 5097.98, and 12220(g); Code of Federal Regulations (CFR), Title 50. Wildlife and Fisheries; Sections 17.11 and 17.12

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Impact Category	EIR No. 470 Impact	SP00343A03 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
4.1.1: **Aesthetics**	With implementation of mitigation measures, Impacts would be less than significant.	The proposed architectural elements and building materials would be consistent with the existing Acrisure Arena and the existing surrounding buildings, the Approved Specific Plan, and the architectural elements and building materials outlined in Approved Specific Plan No. 343 and Addendum No. 1. The proposed Project would be designed to integrate into and be visually consistent with the overall surrounding area and the Approved Specific Plan, and would adhere to the mitigation measure identified in EIR No. 470 to reduce impacts to visual resources. Impacts to aesthetics would be less than significant.	**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.	Prior to approval of a Plot Plans for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply.	Less than Significant.
4.1.2: **Agriculture and Forest Resources**	Impacts to agriculture and forest resources were determined to be less than significant at the project level. The loss of potential farmland would contribute to significant and unavoidable cumulative impacts on farmland.	The Project Site is not zoned for agricultural use and the proposed Project would not involve any changes to agricultural zoning. 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. The proposed Project would not result in a substantial alteration of the land uses evaluated in EIR No. 470 and the land uses in the Approved Specific Plan evaluated in Addendum No. 1; thus, impacts would be less than significant.	No mitigation identified.	Not applicable	Not applicable	–	No mitigation identified.	Less than Significant at the project level. Significant and unavoidable cumulative impacts.
4.1.3: **Air Quality**	EIR No. 470 determined that with implementation of mitigation measures, construction and operation impacts of the NorthStar Specific Plan project would not be significant at the project level. However, the project would result in significant and unavoidable cumulative impacts due to the generation of CO, NO,	The proposed Project would result in less than significant impacts during construction with mitigation. Operation of 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. However, the proposed Specific Plan land uses would result in lower emissions as compared to the land uses disclosed in EIR No. 470, and incremental increases compared to emissions from the land uses in the	**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	Prior to the issuance of Grading and Building Permits for proposed development constructed within the Specific Plan No. 343 Area	Riverside County Building and Safety Department	Applicable	Mitigation Measures shall apply.	Project-level impacts not significant. Significant and Unavoidable cumulative impacts.

Impact Category	EIR No. 470 Impact	SP00343A03 Finding		EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
	$PM_{2.5}$, PM_{10}, and ROGs.	Approved Specific Plan evaluated in Addendum No. 1. Additionally, the proposed Project would comply with all applicable and mandatory SCAQMD rules and regulations. Cumulative operational impacts would remain significant and unavoidable with the implementation of the mitigation measures outlined in EIR No. 470. Implementation of the proposed Project would only incrementally increase operational air quality emissions and would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470 and Addendum No. 1.		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.	Prior to the issuance of Grading and Building Permits for proposed development constructed within the Specific Plan No. 343 Area	Riverside County Building and Safety Department	Applicable	Mitigation Measures shall apply.	
			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.	Prior to the issuance of Grading and Building Permits for proposed development constructed within the Specific Plan No. 343 Area	Riverside County Building and Safety Department	Applicable	Mitigation Measures shall apply.	
			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.	Prior to the issuance of Grading and Building Permits for proposed development constructed within the Specific Plan No. 343 Area	Riverside County Building and Safety Department	Applicable	Mitigation Measures shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A03 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
			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.	Ongoing during Construction for proposed development within the Specific Plan No. 343 Area	Riverside County Building and Safety Department	Applicable	Mitigation Measures shall apply.	
			AQ-6: Enforce a speed limit of 15 mph on any unpaved surface.	Ongoing during Construction for proposed development within the Specific Plan No. 343 Area	Riverside County Building and Safety Department	Applicable	Mitigation Measures shall apply.	
			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.	Prior to approval of Grading Permits for proposed development constructed within the Specific Plan No. 343 Area	Riverside County Building and Safety Department	Applicable	Mitigation Measures shall apply.	
			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.	Prior to Approval of Building Permits for proposed development constructed within the Specific Plan No. 343 Area	Riverside County Building and Safety Department.	Applicable	Mitigation Measures shall apply.	
			AQ-9: Recommended developer-sponsored measures include the following: 1. <u>Prior to development, prepare an operational air quality and greenhouse gas plan.</u> 2. Provide an attractive pedestrian environment. 3. Incorporate bicycle trails and interconnections. 4. Build homes that exceed minimum statewide energy construction requirements. 5. Include residential design features that encourage trip elimination or trip diversion to alternative transportation:	Prior to approval of Plot Plans for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A03 Finding		EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
				a. Pre-wired for various telecommunications systems for in-home offices b. Pre-wired for 220V electric vehicle and golf cart charging systems. 6. Provide preferential parking spaces for employee carpools and vanpools. 7. Schedule truck deliveries and pickups for off-peak hours where feasible.					
4.1.4: Biological Resources	With implementation of mitigation measures, EIR No. 470 determined that impacts to sensitive biological resources would be less than significant.	The proposed Project has no potential to conflict with the Oak Tree Management Guidelines and is consistent with the Western Coachella Valley Area Plan (WCVAP) and the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). Implementation of the proposed Project would not result in the removal of habitat that has the potential to support candidate, sensitive, or special-status species. With mitigation, the proposed Project would result in less than significant impacts.	**WR-1:**	No use of chemical controls for weeds or animals within 100 feet of the preserve boundary.	Ongoing.	County of Riverside, Environmental Health Department; Planning Department	Applicable	Mitigation Measures shall apply.	Less than Significant.
			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.	Review of Plot Plans for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply.	
			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.	Review of Plot Plans for proposed development constructed within the Specific Plan No. 343 Area; Ongoing	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply.	
			WR-4:	Boundary fencing shall allow for the movement of animals on and off the preserve.	Ongoing	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply.	
			WR-5:	Boundary fencing shall prevent humans from entering the preserve from the project site. Stray golf balls from the project course shall be collected periodically at the discretion of the preserve management.	Ongoing.	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply.	
			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.	Ongoing	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A03 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
			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.	Review of Plot Plans for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply.	
			WR-8: Unsupervised ~~D~~domestic cats and dogs shall not be allowed outside residential areas on the project site at any time. Stray pets, particularly cats, can prey upon small animals including the Coachella Valley fringe-toed lizard.	Ongoing	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply.	
			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.	Ongoing	County of Riverside, Planning Department; Fire Department; Sheriff Department; Environmental Health Department; Transportation Department	Applicable	None.	
			WR-10: The ~~NorthStar~~ Classic Club Specific Plan Amendment project shall grant permission to the Coachella Valley Preserve staff to enter the Classic Club property for the purpose of bird of prey control.	Ongoing	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply.	
			WR-11: No palm trees shall be placed in the golf course. For other planning areas, palm trees may be allowed with the exception of fan palms. Palm trees shall be trimmed each year in March to limit the opportunity for nesting of birds of prey.	Review of Plot Plans for proposed development constructed within the Specific Plan No. 343 Area; Ongoing	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply.	
			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.	Ongoing	County of Riverside, Planning Department; Transportation Department	Applicable	Mitigation Measures shall apply.	
			WR-13: Adjacent to the Preserve boundary fence and on the NorthStar property, a snow fence or equivalent shall be built for the purposes of collecting blowsand. The operator of the golf course shall collect sand that accumulates along that fence and dispose of it in a place and method prescribed by Preserve staff.	Review of Plot Plans for proposed development constructed within the Specific Plan No. 343 Area; Ongoing	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A03 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
			WR-14: All utilities shall be underground, especially along the common boundary between the Preserve and ~~NorthStar~~Classic Club. **WR-15:** If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds shall 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. The biologist conducting the clearance survey shall 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 shall stay outside of a 300- foot buffer around the active nest. For listed and raptor species, this buffer shall be expanded to 500 feet. A biological monitor shall 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.	Review of Plot Plans	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply.	
4.1.5: Cultural Resources	EIR No. 470 determined the Project Site did not contain any significant historical or archaeological resources. Given the possibility of discovering subsurface resources during grading activities, EIR No. 470 concluded with implementation of mitigation measures, including requiring presence of an Agua Caliente tribe-approved cultural resources monitor during grading, impacts	No historical or archaeological resources have been identified near or within the Specific Plan No. 343 Area. Although the Project Site has been subject to previous disturbance since the certification of EIR No. 470 and Addendum No. 1 and adoption of the Approved Specific Plan, there is a potential for grading and excavation activities to disturb native soil not previously disturbed during development within the Specific Plan No. 343 Area. Implementation of mitigation would result in less than significant impacts. Additionally, the proposed Project and any development within the Specific Plan No. 343 Area	**CPR-1:** Prior to plot plan review and approval for any proposed development with the Specific Plan No. 343 Area, a Phase I Cultural Survey shall be prepared by a County-approved professional archaeologist currently listed on the County's Cultural Resources Consultant List. The Phase I Cultural Survey shall meet current Riverside County standards and submitted for review by the County Archaeologist. Prior to issuance of grading permits for any proposed development with the Specific Plan No. 343 Area, the developer shall provide evidence to the County of Riverside Planning Department that a	Prior to issuance of Building and Grading Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	Less than Significant.

Impact Category	EIR No. 470 Impact	SP00343A03 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
	would be less than significant.	would require compliance with and implementation of federal, State, and local regulations, as well as County ordinances and Riverside County General Plan policies to ensure potential impacts to cultural resources would be less than significant.	County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed and provided to the County Archaeologist for review and approval prior to the issuance of grading permits for any proposed development with the Specific Plan No. 343 Area. The CRMP shall contain at a minimum the following: • Archaeological Monitor: An adequate number of qualified archaeological monitors shall be on site to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching on site and for all off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined sand directed by the Project Archaeologist. • Cultural Sensitivity Training: The Project Archaeologist and if required, a representative designated by the Tribe, shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a					

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			mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. • Unanticipated Resources: In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed. • Artifact Disposition: The landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. Upon review and approval of the Phase I Cultural Survey and the CRMP, the procedures below and contained in CPR-2					

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				through CPR-4 shall be conducted: 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, a ~~approved cultural resources~~ Native American monitor shall be retained prior to the issuance of grading permits. The Native American Monitor(s) shall be on-site during all initial ground-disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. 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 Native American Monitor(s)~~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~~.	Prior to the issuance of Grading and Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	
			CPR-3:	Prior to the issuance of grading permits, a qualified archaeologist shall be retained	Prior to the issuance of Grading and	County of Riverside, Building and Safety	Applicable	Mitigation Measures shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A03 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
			by the land developer for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Shall the archaeologist, 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. If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed: • All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural	Building Permits for proposed development constructed within the Specific Plan No. 343 Area	Department			

Impact Category	EIR No. 470 Impact	SP00343A03 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
			resource. Resource evaluations shall be limited to nondestructive analysis. • Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. **Historic Resources.** All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines Prehistoric Resources- One of the following treatments shall be applied. a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.					

Impact Category	EIR No. 470 Impact	SP00343A03 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
			b. If reburial is not agreed upon by the Consulting Tribes, then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.					
			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. Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard	Prior to issuance of Grading and Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A03 Finding		EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
				Scopes of Work.					
			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.	Prior to issuance of Grading and Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply	
4.1.6: Energy	Impacts to energy were determined by EIR No. 470 to be less than significant.	The proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact related to energy as analyzed in EIR No. 470 and Addendum No. 1. Proposed development within the Specific Plan No. 343 Area would conform to Title 24 energy conservation standards, and 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. Accordingly, the proposed Project's impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during Project construction and operation would be less than significant.		No mitigation is required.	Not applicable	Not applicable	–	No mitigation is required.	Less than Significant.
4.1.7: Geology and Soils	With implementation of mitigation measures, EIR No. 470 determined that impacts would be less than	The Specific Plan No. 343 Area is not located within an Alquist-Priolo special study zone or a County of Riverside liquefaction susceptibility zone, and is	**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	Prior to the issuance of Grading and Building Permits for proposed	Riverside County Building and Safety Department	Applicable	Mitigation Measures shall apply.	Less than Significant.

Impact Category	EIR No. 470 Impact	SP00343A03 Finding		EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
	significant.	not located within an area which has known risk of lateral spreading, collapse, rockfall, landslides, seiche, mudflow, or volcanic activity. Subsidence is unlikely in the Specific Plan No. 343 Area because the soil types present are well draining and in a low runoff class. With compliance with mitigation measures, the proposed Project's impacts to geology and soils would be less than significant.		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.	development constructed within the Specific Plan No. 343 Area				
			SS-1:	Prior to plot plan review and approval for any proposed development with the Specific Plan No. 343 Area, a geologic/geotechnical investigation shall be prepared. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, hydroconsolidation, subsidence, wind and water erosion, debris flows, seiche, and groundshaking potential. The report shall be signed and stamped by the registered geologist and engineer responsible for its content. Once reviewed and approved by the County Geologist, the following SS-2 through SS-below 13 shall be conducted: **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	Prior to issuance of Grading Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A03 Finding		EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
				(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 improvements. Areas disturbed during clearing shall be properly backfilled and compacted as described in SS- 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.	Prior to issuance of Grading Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	
			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 grade. 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.	Prior to issuance of Grading Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	
			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.	Prior to issuance of Grading Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A03 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
			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.	Prior to issuance of Grading Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	
			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.	Prior to issuance of Grading Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	
			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.	Prior to issuance of Grading Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	
			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.	Prior to issuance of Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A03 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
			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.					

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			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 engineer's 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	Prior to issuance of Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	

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			#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.	Prior to issuance of Grading and Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	
			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.	Prior to issuance of Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	

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			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.	Prior to issuance of Grading Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	
			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.	Prior to issuance of Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	
			SS-14: The developer or successor interest shall include a disclosure about wind erosion susceptibility on property title.	Prior to approval of Tentative Tract Maps for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department	Applicable; Prior to approval of Tentative Parcel Maps for proposed development constructed within the Specific Plan No. 343 Area	Mitigation Measures shall apply.	
			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.	Prior to approval of Tentative Tract Maps for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department	Applicable; Prior to approval of Tentative Parcel Maps for proposed development constructed within the Specific Plan No. 343 Area	Mitigation Measures shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A03 Finding	EIR No. 470 Mitigation Measure		EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
4.1.8: Greenhouse Gas Emissions	The issue of Greenhouse Gas (GHG) emissions was not required to be evaluated at the time of 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 as analyzed in EIR No. 470 and Addendum No. 1. The proposed Project 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.	EIR No. 470 did not identify any measures to address GHGs; however, Mitigation Measures AQ-1–AQ-9 would apply and serve to reduce Project GHG emissions.		–	–	–	COA: The Project shall be conditioned for proposed development constructed within the Specific Plan No. 343 Area to demonstrate, prior to building permits, that the Project has incorporated measures to achieve a minimum of 100 points per the Riverside County CAP.	N/A
4.1.9: Hazards and Hazardous Materials	With implementation of mitigation measures, impacts to hazards and hazardous materials were determined by EIR No. 470 to be less than significant.	The types and amounts of hazardous materials that would be used in relation to the proposed land uses would not create a significant hazard to the public or the environment. All potentially hazardous materials would be used and stored in accordance with existing County regulations. The proposed Project would not create a hazard to the public or the physical environment through the routine transport, use, or disposal of hazardous materials. The proposed Project would not result in significant impacts due to the transportation use, or storage of hazardous materials. Impacts would be less than significant.	**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.	Ongoing	Code Enforcement	Applicable	Mitigation Measures shall apply.	Less than Significant.
			TS-2:	A materials storage and management plan for the golf course shall be reviewed and approved by the County Hazardous Waste Management Department.	Prior to approval of Plot Plans for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Hazardous Waste Management Department; Planning Department	Not Applicable. This mitigation measure applies to the already constructed and operational golf course.	None.	
4.1.10: Hydrology and Water Quality	With implementation of mitigation measures, impacts to hydrology and water quality would be less than significant.	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. The proposed Project would also not conflict with the Coachella Valley Water District (CVWD) Thousand Palms Flood Control Project as the proposed Project would not alter flood control structures included in the Thousand Palms Flood Control Project. 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 and the	**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.	Prior to issuance of Grading Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	Less than Significant.
			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.	Prior to issuance of Grading Permits for proposed develop-ment constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A03 Finding		EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
		Approved Specific Plan evaluated in Addendum No. 1. With implementation of EIR No. 470 mitigation measures, impacts would be less than significant.	**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.	Prior to issuance of Grading and Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	
			FL-4:	The landscaping for the golf course shall be desert type, except where designated otherwise, as shown on the approved landscaping plans.	Prior to approval of Plot Plan for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply.	
			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.	Prior to approval of Tentative Tract Map for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department	Applicable; Prior to approval of Tentative Parcel Maps for proposed development constructed within the Specific Plan No. 343 Area	Mitigation Measures shall apply.	
			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. Additionally, prior to grading, any existing water wells found shall be properly removed or abandoned under permit with the Department of Environmental Health (DEH), unless annexed by CVWD. Notification shall be provided to DEH for well annexation.	Prior to issuance of Grading and Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A03 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
			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; and • Requiring permanent irrigation systems to be inspected on a regular basis and properly maintained.	Prior to issuance of Grading and Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department; Environmental Health Department	Applicable	Mitigation Measures shall apply.	
			WQ-3: The project shall comply with the requirements of the California State Water Quality Control Board.	Prior to issuance of Grading and Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety; Planning Department	Applicable	Mitigation Measures shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A03 Finding		EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
4.1.11: Land Use and Planning	Impacts to land use and planning were determined by EIR No. 470 to be less than significant.	The proposed Project is consistent with the WCVAP and the overall Riverside County General Plan, and does not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The proposed Project would not result in the physical disruption or division of any established communities. Thus, impacts would be less than significant and 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 and Addendum No. 1.		No mitigation is required.	Not applicable	Not applicable	–	No mitigation is required.	Less than Significant.
4.1.12: Mineral Resources	EIR No. 470 determined that no direct or indirect impacts would occur to mineral resources.	The land uses proposed by the Classic Club Specific Plan Amendment do not have the potential to result in the loss of availability of a known mineral resource or of the locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. The proposed Project would not be an incompatible land use located adjacent to a State classified or designated area, or existing surface mine, and would not expose people or property to hazards from mines or quarries. The proposed Project would not result in any direct or indirect impacts to mineral resources, and would not result in new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470 and Addendum No. 1.		No mitigation is required.	Not applicable	Not applicable	–	No mitigation is required.	Not Significant.
4.1.13: Noise	EIR No. 470 determined with implementation of mitigation measures, construction noise impacts would be less than significant. During operation, EIR No. 470	The proposed Project would comply with Section 9.52.020 of the Riverside County Municipal Code (RCMC) and implement common construction Best Management Practices (BMPs). Consistent with EIR No. 470 and Addendum No. 1, the Project would	**N-1:**	The southern tier of residential uses, and south-facing non-residential uses, shall have adequate structural noise protection to achieve a minimum -20 dB structural attenuation.	Prior to issuance of Building Permits for proposed development constructed within the Specific Plan No. 343 Area	Riverside County, Building and Safety Department	Applicable	Mitigation Measures shall apply.	Less than Significant at the Project level. Cumulative noise impacts from roadway noise would be

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	concluded that while several roadways including Varner Road and Interstate 10 (I-10) would experience a 3 dBA noise increase, these increases would either occur in areas absent of sensitive receptors or would be masked to imperceptible levels due to freeway background noise. Maximum estimated noise exposure for usable recreational space would meet but not exceed Riverside County Standards, and impacts were determined to be less than significant. However, EIR No. 470 determined cumulative noise impacts from roadway noise would be significant and unavoidable.	result in a permanent increase in noise levels and vehicular related noise impacts. 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 and Addendum No. 1.	**N-2:** Heavy equipment operations within one-fourth mile of any occupied dwelling shall comply with time limits in the Riverside County Code.	Ongoing during Construction for proposed development within the Specific Plan No. 343 Area	Riverside County, Building and Safety Department, Code Enforcement	Applicable	Mitigation Measures shall apply.	Significant and Unavoidable.
			N-3: All construction equipment shall utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.	Ongoing during Construction for proposed development within the Specific Plan No. 343 Area	Riverside County, Building and Safety Department, Code Enforcement	Applicable	Mitigation Measures shall apply.	
4.1.14: Paleontological Resources	EIR No. 470 determined that no direct or indirect impacts were anticipated to occur to paleontological resources. However, EIR No. 470 identified mitigation requiring monitoring for earthwork activities. The Project Site has been previously disturbed and no archaeological resources have been previously identified within the Specific Plan No. 343 Area; however, future development of the Project Site could lead to the discovery of archaeological, historical, or paleontological resources deemed significant. Any development to occur within the Specific Plan No. 343 Area would be subject to further CEQA review focusing on the specifics of the proposed Project, which cannot be foreseen at this time since no specific development proposals are included in the proposed Project. Accordingly, with mitigation, impacts would be less than significant and 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 and Addendum No. 1.		**PALEO-1** Grading shall be observed by a qualified paleontologist to watch for paleontological resources. Shall a subsurface resource be encountered during grading operations, the grading shall be halted and diverted from the area and a qualified paleontologist shall be contacted to determine whether or not the find is significant and warrants testing. Should fossil remains be encountered during site development: 1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site. 2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery. 3. The applicant shall retain a qualified paleontologist approved by the County	Prior to issuance of Grading and Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside Building and Safety Department	Applicable	Mitigation Measures shall apply	Less than Significant.

Impact Category	EIR No. 470 Impact	SP00343A03 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
			of Riverside. 4. The paleontologist shall determine the significance of the encountered fossil remains. 5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level. 6. If fossil remains are encountered by earthmoving activities when the paleontologist is not on site, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains. 7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The					

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			remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. Per the County of Riverside "SABER Policy," paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. 8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution.					
4.1.15: Population and Housing	Impacts to population and housing were determined by EIR No. 470 to be less than significant.	While there is the potential for the proposed Project to generate employment from the proposed mix of employment-generating land uses, the proposed Project would not contain unique uses to draw substantial numbers of new residents to the area to fulfill the jobs. The proposed Project's estimated number of households would be consistent with the statistical summary of the projected development capacity for dwelling units within the Land Use Plan of the WCVAP. Because the proposed Project would not displace people or housing and would not generate demand for additional affordable housing in the County greater than previously analyzed in EIR No. 470, impacts would be less than significant.	No mitigation is required.	Not applicable	Not applicable	–	No mitigation is required.	Less than Significant.

Impact Category	EIR No. 470 Impact	SP00343A03 Finding		EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
4.1.16: Public Services	With implementation of mitigation measures, impacts to public services were determined by EIR No. 470 to be less than significant. EIR No. 470 also noted the project would contribute to potential cumulative impacts.	The proposed Project would not result in unplanned population growth and would have no significant effects on public services on a project or cumulative level, with payment of applicable Development Impact Fees (DIFs). Impacts would be similar to what was assumed by EIR No. 470 and Addendum No. 1. As stated in EIR No. 470, the Project Applicant would be required to comply with the provisions of the County's DIF Ordinance, which requires a payment fee to assist the County in providing public services. With implementation of mitigation measures, impacts would be less than significant.	**F-1:**	The applicant shall participate in the existing Fire Protection Impact Mitigation Program (currently $400.00 per dwelling unit and $0.25 per square foot of commercial/industrial buildings) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or purchase equipment to cover new development.	Prior to issuance of Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department; Fire Department	Applicable	Mitigation Measures shall apply.	Less than Significant. Potential contribution to cumulative impacts.
			F-2:	All water mains and fire hydrants providing fire flows shall be constructed in accordance with the appropriate sections of the Riverside County Fire Code. The Fire Department shall review and approve such mains and hydrants prior to construction.	Prior to issuance of Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department; Fire Department	Applicable	Mitigation Measures shall apply.	
			F-3:	All on-site structures shall be constructed with fire-retardant roofing material as described in the 1998 California Fire Code. Wood shingles shall not be allowed within the Project.	Prior to issuance of Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department; Fire Department	Applicable	Mitigation Measures shall apply.	
			F-4:	All development shall meet or exceed standards addressed in Riverside County Ordinance 460 and 787 with respect to access, fire flow, and signage.	Prior to approval of Plot Plans; Prior to issuance of Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department; Fire Department	Applicable	Mitigation Measures shall apply.	
			SHS-1:	Prior to the approval of Tentative Tract Map entitlements, the project will be reviewed by the County Sheriff's Department and conditioned with any necessary site-specific design features and capital impact fees in effect at the time of map approval, pursuant to Riverside County Ordinance No. 659.5, in order to reduce potential project impacts associated with sheriff services in the project area.	Prior to approval of Tentative Tract Maps for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department; Sheriff's Department	Applicable; Prior to approval of Tentative Parcel Maps for proposed development constructed within the Specific Plan No. 343 Area	Mitigation Measures shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A03 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
			SHS-2: The road and gate design plan shall be reviewed by the sheriff's department for access.	Prior to approval of Plot Plans for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department; Sheriff's Department	Applicable	Mitigation Measures shall apply.	
			SHS-3: The Project shall employ full time, state certified security personal to assist with seasonal, special events, special promotions, and high occupancy times.	Ongoing	County of Riverside, Sheriff's Department	Applicable	Mitigation Measures shall apply.	
			SHS-4: An internal location map shall be posted at the entrance gates and an area map shall be available at the gate or office.	Ongoing	County of Riverside, Sheriff's Department	Applicable	Mitigation Measures shall apply.	
			SHS-5: New Owners shall be given information about the Neighborhood Watch Program and Crime Free Multi Housing Program (if condominiums or rental properties are to be built) so the project residents can assist in crime prevention measures.	Ongoing	County of Riverside, Sheriff's Department	Applicable	Mitigation Measures shall apply.	
			SCH-1: The developer shall pay into the school impact fee in affect at the time of building permit issuance.	Prior to issuance of Building Permits for proposed develop-ment constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	
			Lib-1: The development shall pay its fair share of development fees pursuant to Riverside County Ordinance 659.	Prior to issuance of Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	
			HS-1: The project proponent shall provide to American Medical Response copies of the Project's final Tentative Tract Maps, with street names and structures clearly marked.	Prior to approval of Tentative Tract Maps for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department	Applicable; Prior to approval of Tentative Parcel Maps for proposed development constructed within the Specific Plan No. 343 Area	Mitigation Measures shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A03 Finding		EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
			HS-2:	The project proponent shall coordinate with County Sheriffs and Environmental Health Department to ensure public health and safety measures are implemented. (i.e., street lighting, safe intersections, adequate emergency access, site safety plans, etc.).	Prior to approval of Plot Plans; Prior to issuance of Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Sheriff's Department; Environmental Health Department	Applicable	Mitigation Measures shall apply.	
			HS-3:	All components of the project shall be constructed to meet requirements of the Public Health and Safety Code.	Prior to approval of Plot Plans; Prior to issuance of Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Environmental Health Department	Applicable	Mitigation Measures shall apply.	
4.1.17: Recreation	EIR No. 470 noted the NorthStar Specific Plan would be required to comply with Riverside County Ordinance No. 460 which requires dedication of parkland based on population increases generated or payment of an in-lieu fee. EIR No. 470 identified that with implementation of mitigation measures, impacts to recreation would be less than significant.	The proposed Project would not result in unplanned population growth and, therefore, does not create any additional impact to the park system. The proposed Project would be required to implement the applicable mitigation measures identified in EIR No. 470, including payment of park in-lieu fees for parkland demands not met on site pursuant to Ordinance No. 460. No new impacts to parks or recreational facilities, or an increase in the severity of a previously identified significant impact, as analyzed in EIR No. 470 and Addendum No. 1, would occur.	**PR-1:**	As the project develops and where needed, the developer shall be required to pay into a fund in lieu of providing park land consistent with the Quimby Act and County Ordinance.	Prior to issuance of Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	Less than Significant.
4.1.18: Transportation /Traffic			**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.	Review and Approval of Plans for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	Less than Significant for normal daily traffic. Significant and Unavoidable on a direct and cumulative basis when a major golf tournament is held.

Impact Category	EIR No. 470 Impact	SP00343A03 Finding		EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
	With implementation of mitigation measures, impacts to transportation were determined to be less than significant for normal daily traffic. EIR No. 470 determined that impacts to transportation, when a major golf tournament is held, would be significant and unavoidable on a direct and cumulative basis.	The proposed Project would replace industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; allowing for multifamily residential and hospitality uses in Planning Area 5; removing office uses and replacing with hospitality and multifamily residential uses in Planning Area 9; and expanding allowable uses to include retail, hotels, convenience stores, and markets in Planning Area 10. The annualized VMT estimates between the adopted and proposed Classic Club Specific Plan are within 0.006% of each other. Thus, with mitigation, impacts would be less than significant and implementation of the proposed Project would not result in a new impact or increase the severity of a previously identified significant impact as analyzed in EIR No. 470 and Addendum No. 1.		d. Providing ride-share incentives for contractor and subcontractor personnel.					
			SHS-2:	The road and gate design plan shall be reviewed by the Sheriff's Department for access.	Prior to approval of Plot Plans for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department; Sheriff's Department	Applicable	Mitigation Measures shall apply.	
			HS-2:	The project proponent shall coordinate with County Sheriffs and Environmental Health Department to ensure public health and safety measures are implemented. (i.e., street lighting, safe intersections, adequate emergency access, site safety plans, etc.).	Prior to approval of Plot Plans; Prior to issuance of Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Sheriff's Department; Environmental Health Department	Applicable	Mitigation Measures shall apply.	
			F-4:	All development shall meet or exceed standards addressed in Riverside County Ordinance 460 and 787 with respect to access, fire flow, and signage.	Prior to approval of Plot Plans; Prior to issuance of Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety; Fire Department	Applicable	Mitigation Measures shall apply.	
			C-1:	Construct Varner Road from the west project boundary to the east project boundary at its ultimate half-section width as a Major highway (118-foot right-of-way) including landscaping, sidewalks and bike trail in conjunction with development.	Prior to approval of Plot Plans for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department; Transportation Department	Applicable	Mitigation Measures shall apply.	
			C-2:	Sufficient on-site parking shall be provided to meet County of Riverside parking code requirements. Shared parking may be allowed subject to review and approval as outlined in the Zoning Ordinance section of the Specific Plan.	Prior to approval of Plot Plans for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department; Transportation Department	Applicable	Mitigation Measures shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A03 Finding		EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
			C-3:	On-site traffic signing/striping shall be implemented in conjunction with detailed construction plans for the project site.	Prior to approval of Plot Plans for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department; Transportation Department	Applicable	Mitigation Measures shall apply.	
			C-4:	Sight distance at each project access shall be reviewed with respect to standard Caltrans/County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.	Prior to approval of Plot Plans for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department; Transportation Department	Applicable	Mitigation Measures shall apply.	
			C-5:	Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout shall specifically include an interconnect of the traffic signals to function in a coordinated system.	Prior to approval of Plot Plans for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department; Transportation Department	Applicable	Mitigation Measures shall apply.	
			C-6:	The developer shall comply with the trip reduction ordinance of the County of Riverside.	Prior to approval of Plot Plans for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department; Transportation Department	Applicable	Mitigation Measures shall apply.	
			For special events:						
			C-7:	Key elements of the parking management for the proposed development as described in Section VI of the Traffic/Parking Analysis shall be implemented.	Prior to approval of Plot Plans; Special Events Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department; Transportation Department	Applicable	Mitigation Measures shall apply.	
			C-8:	On-site traffic signing/striping shall be implemented in conjunction with detailed construction plans for the project site.	Prior to approval of Plot Plans; Special Events Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department; Transportation Department	Applicable	Mitigation Measures shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A03 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
4.1.19: Tribal Cultural Resources	At the time EIR No. 470 was certified in 2006, AB 52 was not in place and EIR No. 470 did not evaluate the topic of Tribal Cultural Resources separate from the evaluation of cultural resource impacts. With implementation of mitigation measures, impacts to cultural resources would be less than significant.	There is a potential for grading and excavation activities to inadvertently encounter tribal cultural resources in soil not previously disturbed. Accordingly, the proposed Project would be required to implement the mitigation measures that were identified in EIR No. 470. Impacts would be less than significant with mitigation and 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 and Addendum No. 1.	EIR No. 470 did not identify any measures to address tribal cultural resources; however, Mitigation Measures TCR-1–TCR-4 would apply. **TCR-1:** Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure. **TCR-2:** Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines.	Prior to issuance of Grading and Building Permits for proposed development constructed within the Specific Plan No. 343 Area.	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	N/A

Impact Category	EIR No. 470 Impact	SP00343A03 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
			Prehistoric Resources- One of the following treatments shall be applied. a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request. b. If reburial is not agreed upon by the Consulting Tribes, then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. TCR-3: The project will also be required to adhere to State Health and Safety Code Section 7050.5 in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore,					

Impact Category	EIR No. 470 Impact	SP00343A03 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
			pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. In addition, CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval that dictates the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project. TCR-4: The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of discovery until the appropriate treatment has been accomplished.					
4.1.20: Utility and	With implementation of mitigation measures, impacts to utilities and service systems were	The total water demand for the Specific Plan No. 343 Area would be reduced by 59.17 acre-feet per year (AFY) with approval of the proposed Project. The	**WS-1:** The developer shall follow the Water Management Plan of the CVWD for water conservation practices and plans shall be reviewed by the CVWD for water	Prior to approval of Plot Plans for proposed development	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply.	Less than Significant at the project level. Potential

Impact Category	EIR No. 470 Impact	SP00343A03 Finding		EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
Service Systems	determined by EIR No. 470 to be less than significant at the project level. EIR No. 470 also noted the project would contribute to potential cumulative impacts.	estimated solid waste for the NorthStar Specific Plan would be reduced by 20.95 tons/day with approval of the proposed Project. The Specific Plan No. 343 Area is served by sewers, and no septic tanks or other means of underground sewage treatment are proposed as part of the currently proposed Project. Utility services, both on-site and off-site, as a result of the land uses proposed in the Classic Club Specific Plan Amendment, would not result in significant environmental effects. Because the proposed Project would not result in an increase in demand for utilities and service systems beyond what was evaluated and mitigated for as part of EIR No. 470 and Addendum No. 1, with implementation of mitigation measures impacts would be less than significant at a project and cumulative level.		conservation designs implemented into the project design.	constructed within the Specific Plan No. 343 Area				contribution to cumulative impacts.
			WS-2:	The developer shall implement the Landscape guidelines found in the Document by CVWD Landscape Ordinance and reviewed by the CVWD for implementation of Landscape and watering methods.	Prior to approval of Plot Plans for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply.	
			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.	Prior to issuance of Grading Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	
			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.	Prior to issuance of Grading Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	
			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.	Prior to issuance of Grading and Building Permits for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	
			FL-4:	The landscaping for the golf course shall be desert type, except where designated otherwise, as shown on the approved landscaping plans.	Prior to approval of Plot Plans for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply.	
			FL-5:	The proposed Project shall provide an	Prior to approval of	County of Riverside,	Applicable; Prior to	Mitigation Measures shall	

Impact Category	EIR No. 470 Impact	SP00343A03 Finding		EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR N0. 470 Mitigation to SP00343A03	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A03	EIR No. 470 Level of Significance after Mitigation
				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.	Tentative Tract Maps for proposed development constructed within the Specific Plan No. 343 Area	Planning Department	approval of Tentative Parcel Map for proposed development constructed within the Specific Plan No. 343 Area	apply.	
			SW-1:	Waste Management of the Desert, Inc. shall review routes for trash collection service prior to the building of structures. Waste Management of the Desert shall approve routes prior to granting service agreements.	Prior to approval of Plot Plans for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply.	
			SW-2:	Recyclable materials enclosures shall be provided including trash collection. Each enclosure shall include a sign, identifying the use of the bin or storage or recyclable materials, placed on the enclosure entrance gates and shall be no larger than two (2) square feet. The colors of the sign shall be ivory and brown.	Prior to approval of Plot Plans for proposed development constructed within the Specific Plan No. 343 Area	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply.	
4.1.21: Wildfire	The issue of wildfire was not required to be evaluated at the time of EIR No. 470.	The proposed Project is not located in a high wildfire hazard zone and would not introduce any new land uses that would increase the potential for wildland fire hazards. Thus, with compliance with Riverside County Fire Department standards, impacts would be less than significant.		No mitigation is required.	Not applicable	Not applicable	–	Not applicable.	–

Property Summary

Project Name: Classic Club Specific Plan 343 Amendment No. 3
Jurisdiction: County of Riverside
Location: North of Interstate 10 and east of the Cook Street Interchange
Acreage: Approx. 450 Acres
Existing use: Classic Club 18-Hole Golf Course and Clubhouse, Acrisure Hockey Arena, and Events Center, Undeveloped Land.
Proposed Entitlements: Specific Plan (SP) amendment, General Plan Map Amendment, Change of Zone.

Project Description

The Classic Club Specific Plan was originally approved in 1981 and has undergone various name changes and refinements since then including a case numbering change from SP151 to SP343[1]. Within the Specific Plan boundary, the Classic Club Golf Course and Clubhouse were constructed in approximately 2005 and, more recently, the Acrisure Arena and Berger Foundation Iceplex Event Center opened in December 2022. The Acrisure Arena (Arena) is the home of the Coachella Valley Firebirds American Hockey League (AHL) team and hosts AHL hockey games, concerts, and other entertainment and business events. The Berger Foundation Iceplex (Iceplex), located immediately north of the arena, is the training center for the Firebirds and also hosts public skating, public hockey games and private events. As a landmark entertainment venue, the newly constructed Arena/Iceplex has created a unique opportunity to develop a signature regional entertainment and hospitality district in this central location in the Coachella Valley. Amendment 3 to the Specific Plan is proposed to reconfigure the uses allowed by the Specific Plan around the arena and iceplex to establish a master planned reginal entertainment and hospitality district.

This Specific Plan Amendment (SPA) will maintain all approved master planned infrastructure and circulation systems while refining the land use plan by removing industrial and office uses and replacing these uses with retail commercial, hospitality, entertainment, and multi-family residential uses surrounding the Arena/Iceplex. This Amendment also reformats and reorganizes the Specific Plan design guidelines to streamline implementation of the specific plan as for future individual development projects. The Classic Club Specific Plan Amendment will update the land use plan to facilitate the development of uses that better complement the Arena/Iceplex.

In particular, the Specific Plan Amendment will update individual Planning Areas as follows:

- Combine Planning Areas 4, 6B, and 8 into one Planning Area (PA-4) and replace industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena.
- Allow a minor boundary adjustment between PA-1 (Golf Course) and PA-4 (Mixed Use).
- Allow a minor boundary adjustment between PA-1 (Golf Course) and PA-3 (Golf View Hotel)
- Allow for multi-family residential and hospitality uses in Planning Area 5.
- Remove office uses and replace with hospitality and muti-family residential uses in Planning Area 9

[1] SP 343 was previously named the NorthStar Specific Plan and has been renamed the Classic Club Specific Plan in connection with this amendment.

- Expand allowable uses to include retail, hotels, convenience stores, markets, etc. in Planning Area 10.

Location, Existing Conditions, & Surrounding Land Uses:

The Specific Plan Area approximately 450-acres in the Western Coachella Valley within unincorporated Riverside County. **Figure I** depicts the project location in a regional context. **Figure II** depicts the exterior boundary of the project site, displays the general on and off-site topography and presents the location of the proposed project in relation to key elements of the surrounding street system. As shown, the Specific Plan Area is located north of Interstate 10 and east of the Cook Street Interchange. Access into the site is provided via Varner Road which is located along the southern boundary of the Specific Plan Area. **Figure III** provides an aerial photo of the property showing the current conditions.

The Specific Plan Area incorporates portions of Sections 27, 34 and 35 of Township 4 South, Range 6 East, San Bernardino Base and Meridian. The assessor's parcel numbers comprising the site include 695-070-018, 695-100-17, 695-100-001, 695-100-003 695-100, -004, 695-100-005, 695-100-006, 695-100-007, 695-100-011, 695-100-008, 695-100-013, 695-100-020, 695-100-021, 695-100-022, 695-100-023, 695-100-024, & 695-100-025.

Surrounding land uses include the Coachella Valley Preserve which is designated Open Space – Conservation Habitat in the Riverside County General Plan to the east and northeast, Cook Street to the west and Varner Road to the south. Interstate 10 is located immediately south of Varner Road. The City of Palm Desert, including the Cal State University San Bernardino Desert Campus and additional commercial and industrial uses are situated across Interstate 10.

Land Use Summary

Table 1 provides a statistical summary of the land uses as proposed under the Classic Club Specific Plan Amendment No. 3. **Figure IV** illustrates the proposed configuration of project Land Uses.

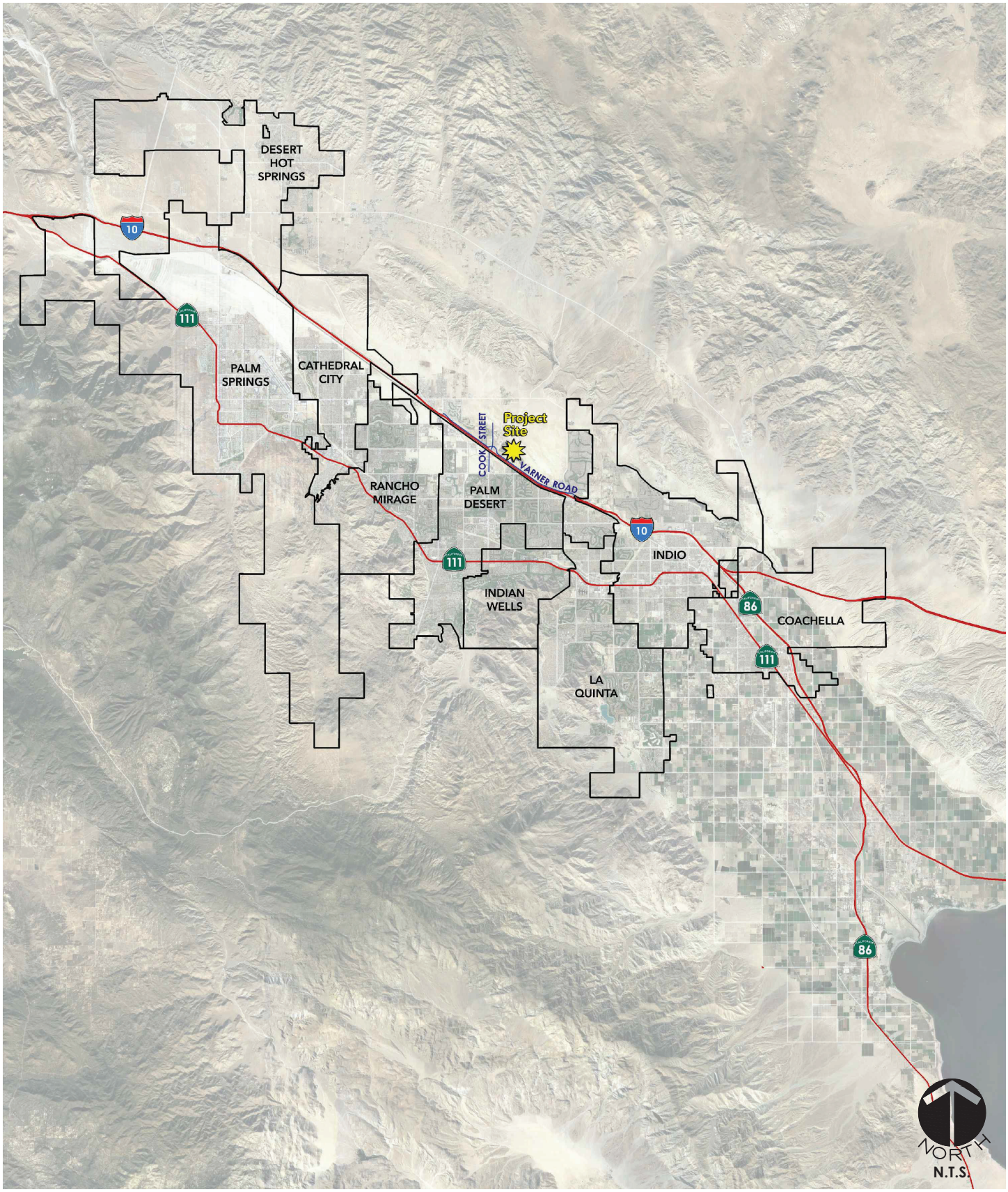
TABLE 1
LAND USE SUMMARY
SP 343 AMENDMENT 3

PA[1]	LAND USE DESCRIPTION	LAND AREA (ACRES)	D.U. /AC	DU TOTAL	MAXIMUM FLOOR AREA (SQ. FT.)
1	Open Space Recreation	237.1	N/A	N/A	N/A
2	Open Space Recreation	6.1	N/A	N/A	81,000
3	Commercial Tourist	19.8	N/A	N/A	366 (key), 25,000 square foot spa, 32,000 square feet of meeting rooms
4	Mixed Use	59.7	15-30	500	275 hotel keys, and 250,000 sf of commercial.
5	Mixed Use	10	8-14	100	125 hotel keys.
6	Very High Density Residential	12.3	14-20	205	N/A
7	Mixed Use	35.3	N/A	150	400,000
8	Mixed Use	11.9	8-14	150	125 hotel keys
9	Commercial Retail	16.2	N/A	N/A	75,000
10	Commercial Tourist	41.5	N/A	N/A	260,000 35,000
TOTAL	N/A	449.9	N/A	1,105	1,158,000 sf. and 891 Hotel Keys

1. *This Specific Plan Amendment has reorganized the previous SP's Planning Area (PA) numbering to reflect the latest land use plan. See table below for PA numbering conversion:*

PA Conversion:	
New PA	*Old PA*
4	*4, 6b, 8*
6	*6b*
8	*9*
9	*10*
10	*11*

2. *This SP would allow for the conversion of hotel rooms to multifamily residential units (1 hotel key per .8 residential units) and multifamily residential units to hotel rooms (.8 residential units per 1 hotel key) without the need for additional specific plan amendments.*
3. *The proposed SPA would eliminate approximately 381,000 sf of industrial space and 230,000 sf of office uses and would allow for an additional 541 hotel keys, 135 multi-family residences, and 225,000 sf of commercial FAR.*
4. *PA 8 may be developed alternatively with 75,000 SF of commercial recreational uses in place of the 125 hotel keys and 150 residential units. This option would result in project totals of 955 residential units, 766 hotel keys and 1,233,000 SF of commercial FAR.*

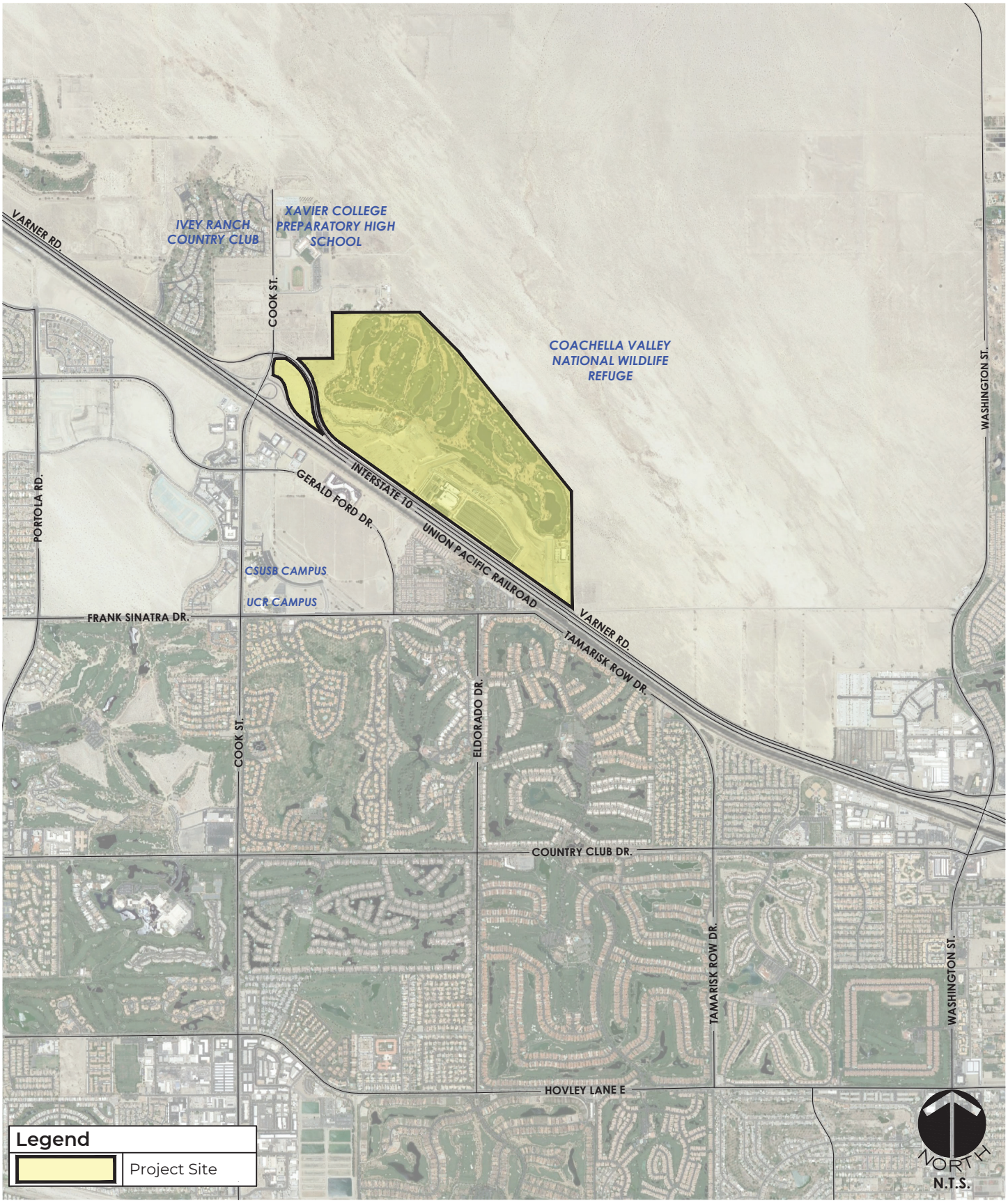


Source: Unincorporated Area of Riverside County

Exhibit Date: March 23, 2023

REGIONAL LOCATION MAP

FIGURE I



Source: MSA Consulting, Inc.

MSA CONSULTING, INC.
Civil Engineering • Land Surveying • Landscape Architecture
Planning • Environmental Services • Dry Utility Coordination • GIS

VICINITY MAP

FIGURE I-2

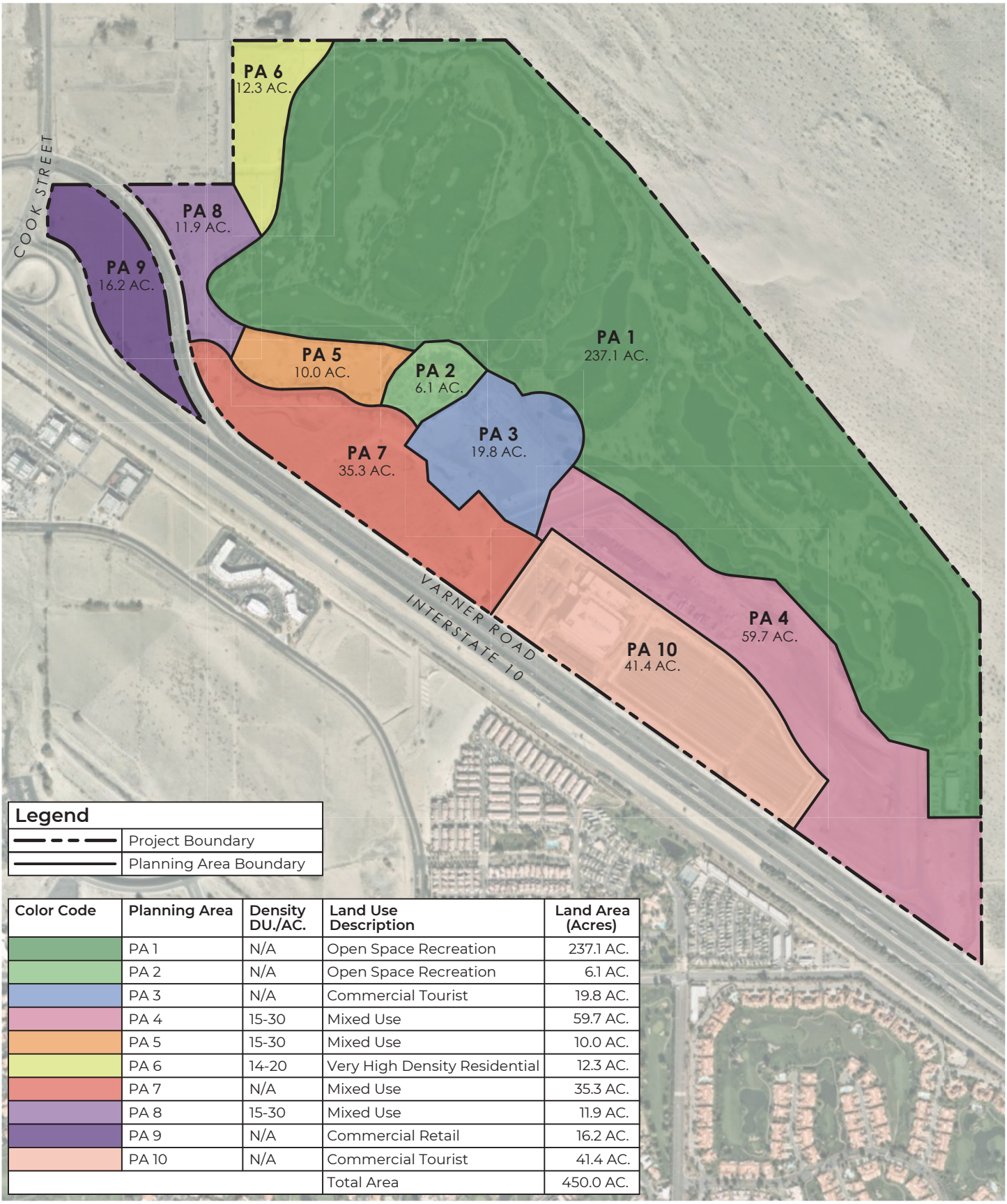


Source: MSA Consulting, Inc.

MSA CONSULTING, INC.
Civil Engineering • Land Surveying • Landscape Architecture
Planning • Environmental Services • Dry Utility Coordination • GIS

EXISTING CONDITIONS MAP

FIGURE I-3



Legend	
— — —	Project Boundary
———	Planning Area Boundary

Color Code	Planning Area	Density DU./AC.	Land Use Description	Land Area (Acres)
	PA 1	N/A	Open Space Recreation	237.1 AC.
	PA 2	N/A	Open Space Recreation	6.1 AC.
	PA 3	N/A	Commercial Tourist	19.8 AC.
	PA 4	15-30	Mixed Use	59.7 AC.
	PA 5	15-30	Mixed Use	10.0 AC.
	PA 6	14-20	Very High Density Residential	12.3 AC.
	PA 7	N/A	Mixed Use	35.3 AC.
	PA 8	15-30	Mixed Use	11.9 AC.
	PA 9	N/A	Commercial Retail	16.2 AC.
	PA 10	N/A	Commercial Tourist	41.4 AC.
			Total Area	450.0 AC.

Source: MSA Consulting, Inc.

Exhibit Date: March 23, 2023

CONCEPTUAL LAND USE MAP

FIGURE- IV

CLASSIC CLUB

SPECIFIC PLAN 343 AMD. NO. 3

JANUARY 2025

Prepared For:
County of Riverside
Applicant:
H.N. and Frances C. Berger Foundation
Prepared By:
MSA Consulting, Inc.

H.N. AND FRANCES C. BERGER FOUNDATION



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I. INTRODUCTION

A. PROJECT SUMMARY

1. Project Location

The site of the proposed project is located within the Western Coachella, Thousand Palms area of unincorporated Riverside County. **Figure I-1** depicts the location of Classic Club in a regional context. **Figure I-2** depicts the exterior boundary of the project site and displays the general location of the proposed project in relation to key elements of the surrounding street system. As shown, the project site is located north of Interstate 10 and east of the Cook Street Interchange. Access to the site is provided from Varner Road which parallels to the southern boundary of the project.

2. Project Setting

The 449.9- acre project site incorporates portions of Sections 27, 34 and 35 of Township 4 South, Range 6 East, San Bernardino Base and Meridian. The assessor's parcel numbers comprising the site include 695-070-018, 695-100-17, 695-100-001, 695-100-003 695-100-004, 695-100-005, 695-100-006, 695-100-007, 695-100-011, 695-100-008, 695-100-013, 695-100-020, 695-100-021, 695-100-022, 695- 100-023, 695-100-024, & 695-100-025. The Specific Plan boundary has not changed, however the total project acreage has been adjusted to accurately reflect recorded parcels, which is why the North Star SPA No. 2 shows the total acreage as 455.75 while the Classic Club SPA No. 3 references 449.9 acres.

Figure I-3 (Existing Conditions) displays the existing land use within and around the project site. This figure shows the Classic Club Golf Course and maintenance building, the Classic Club Clubhouse and the Acrisure Arena/Berger Foundation Iceplex as the major land uses that have been constructed within the Specific Plan to date. The balance of the Specific Plan consists of vacant land.

Surrounding land uses include the Coachella Valley Preserve (which is situated within the Open Space – Conservation Habitat land use designation in the Riverside County General Plan and will remain in a vacant/natural state) to both the east and northeast, Cook Street to the west and Varner Road to the south. Interstate 10 Freeway (a 140-foot wide six lane major arterial with special Caltrans right-of-way requirements) 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 Interstate 10, further south of the project site.

3. Project History

1981 The County of Riverside approved the "Oasis" project (Specific Plan No. 151). The project was a mixed-use residential (1522 mobile home lots) and commercial development (12 acres) that included a 27-hole golf course and maintenance facility

1988 A name change occurred and the "NorthStar" Specific Plan was amended to facilitate a similar mixed-use concept as the "Oasis", but modified to include single-family detached residential dwellings instead of mobile homes. The commercial area was also changed to accommodate a business park.

1989 A land trade with the U.S. Fish and Wildlife Service was completed realigning the property line between the site and the Coachella Valley Preserve to the north. The transaction served, in part, to meet the project's biological resource mitigation and fee requirements.

1998 The County of Riverside approved a 2nd amendment to Specific Plan No. 151, referred to as the "NorthStar Commerce Center and Golf Club". The mixed-use development concept remained, but the plan was modified to include additional business park, commercial and recreational oriented land uses. Amendment No. 2 also resulted in the elimination of all permanent dwelling units.

2003 The County of Riverside approved a mass grading permit BGR031397, consistent with Specific Plan 151 Amendment No. 2 and on the environmental clearances associated with the action.

2005 The County of Riverside approved a Golf Course Plot Plan (PP19242), consistent with prior approvals associated with Specific Plan No. 151 Amendment No. 2.

2005 The County of Riverside approved two additional Plot Plans (PP19740 and PP 20512) which allowed for the construction of an 81,000 square foot golf clubhouse, and two comfort stations. Each plot plan is consistent with Specific Plan No. 151 Amendment No. 2.

Concurrent with Amendment No. 2 of SP No 151 and subsequent plot plans was the approval of several related discretionary actions. Most of those actions (in one way or another) brought the project into conformity and consistency with relevant documents related to law, land use and policy. Among the related approvals were Comprehensive General Plan Amendment No. 443, Zone Change No. 6346. and associated plot plans (19242, 20512, 19740).

2006 The County of Riverside approved General Plan Amendment No. 707, Specific Plan No. 343 (replacing Specific Plan 151), and Change of Zone No. 7002. The amendment increased the number of acres and the number of square feet for office commercial uses; decreased the number of acres but increased the number of square feet for industrial uses, decreased the number of acres dedicated to recreational uses and added a residential component to the plan.

2021 The County of Riverside approved General Plan Amendment 200005, Change of Zone 20000025, Tentative Parcel Map 38040 and Amendment Number 2 of Specific Plan No. 343. The amendment adjusted land uses to allow the

construction of the Acrisure Arena, associated parking and other support facilities as Planning Area 11 (arena/ Iceplex) in place of a portion of Planning Area 8, Industrial Park (Research and Development).

4. Project Summary

Amendment No. 3 to Specific Plan No. 343 renames the Specific Plan from "North Star" to "Classic Club" and repurposes portions of the project with entertainment, hospitality and food/beverage uses that respond to evolving market conditions presented by the Acrisure Arena/Berger Foundation Iceplex, a newly constructed entertainment catalyst. The Classic Club project proposes 449.9 gross acres of multi-phased development with a unique blend of the following land uses:

- Open Space Recreation
- Commercial Tourist
- Mixed Use
- Very High Density Residential
- Commercial Retail

This Specific Plan Amendment also combines some and renumbers other Planning Areas to facilitate the new entertainment and hospitality focus. A comparison of planning area numbering changes between Amendment 2 and Amendment 3 is shown below.

Planning Area Numbering Comparison	
PAs under SPA No. 3 (Classic Club)	*PAs under SPA No.2 (North Star)*
4	*4, 6b, 8*
6	*6b*
8	*9*
9	*10*
10	*11*

Table II-1 provides a statistical summary of the proposed land use for each Planning Area within the Classic Club Specific Plan while **Figure II-1a** shows the updated Conceptual Land Use Plan.

5. General Plan Consistency

The Classic Club Specific Plan is in the Western Coachella Valley Area Plan of the Riverside County General Plan and consists of 449.9 acres that will contain the following land uses: Open Space Recreational, Tourist Commercial, Commercial Retail, Mixed-Use, and Very High Density Residential. The Specific Plan is consistent with the Western Coachella Valley Area Plan and the overall Riverside County General Plan.

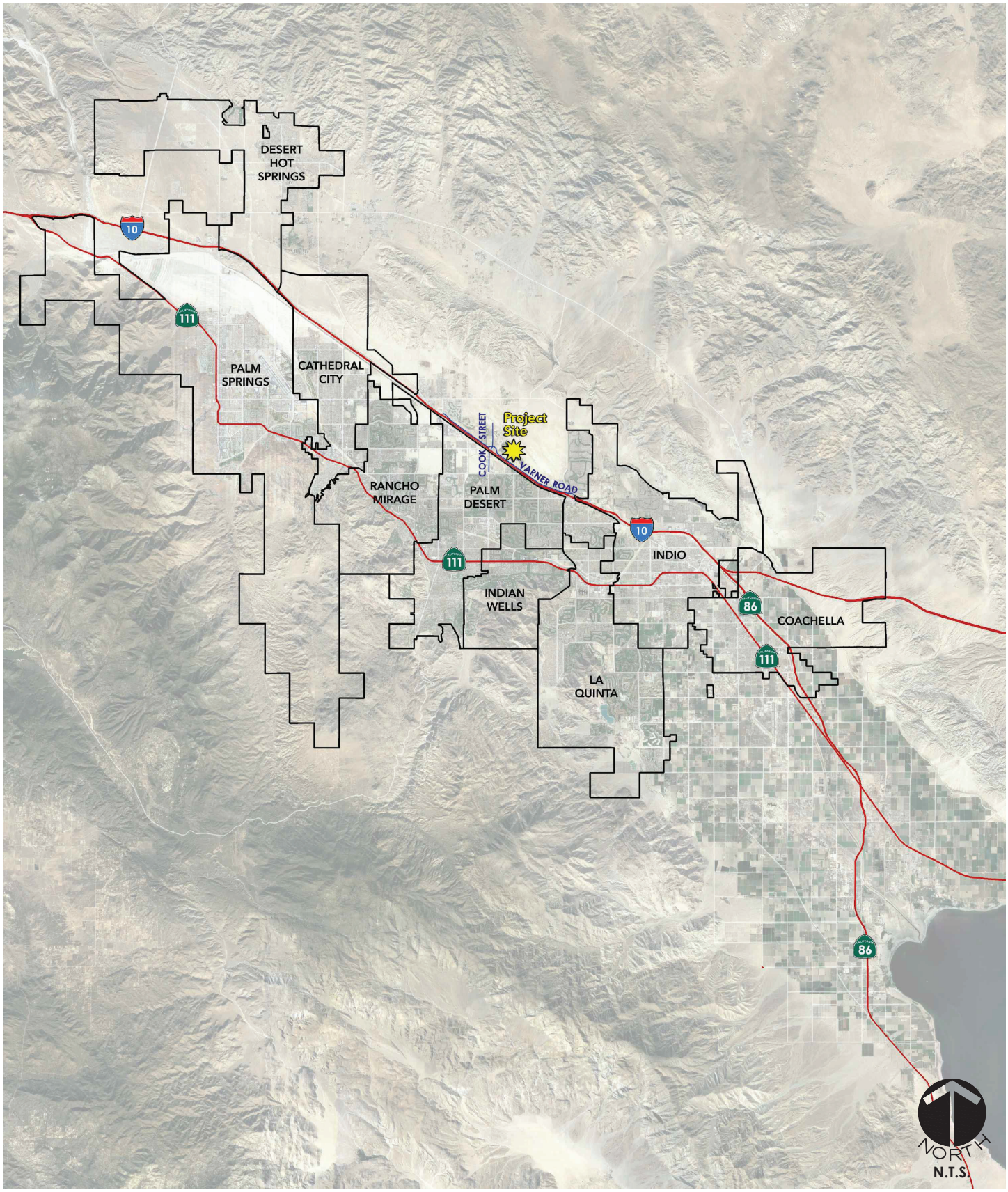
The Classic Club Specific Plan (Land Use Plan, Pedestrian & Circulation Plan, Open Space Plan, Flood Management Plan, and Infrastructure Plan) is consistent with the Riverside County General Plan, key policies include: Land Use Policy 2.1b which calls for a range of

community types and character, Land Use Policy 2.1d which calls for the Specific Plan being placed near a community center, Land Use Policy 3.1d which requires a street and trail network for pedestrians, bicyclists, and others using non-motorized forms of transportation, Land Use Policy 8.1 which recommends a balance of land uses to contribute to fiscal viability of the County, Land Use Policy 18.1 which requires compliance with the California Water-Efficient Landscape Ordinance, Land Use Policy S3.3 which requires compliance with the Building Code for safety from adverse effects of rain, earthquakes, and subsidence, LU 30.6 which prohibits the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution, or result in other impacts, LU 30.7 which requires that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use, LU 32.5 which recommends that community centers be located along transit lines and/or major circulation facilities in order to enhance accessibility and promote transit ridership, and LU 32.6 which requires that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use.

In addition to the Riverside County General Plan the Classic Club Specific Plan is also consistent with the Western Coachella Valley Area Plan through adherence to the following policies: WCVAP 16.2 which requires adherence to the lighting requirements of the Riverside County Ordinance Regulating Light Pollution for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory, WCVAP 18.2 which requires the implementation the Trails and Bikeway System, Figure 8 of the County General Plan, as discussed in the Non-motorized Transportation section of the General Plan Circulation Element, WCVAP 19.1 which requires protection of the scenic highways in the Western Coachella Valley from change that would diminish the aesthetic value of adjacent properties in accordance with policies in the Scenic Corridors sections of the Land Use, Multipurpose Open Space, and Circulation Elements, WCVAP 23.1 which requires adherence to the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County Ordinance No. 458 Regulating Flood Hazard Areas, WCVAP 23.2 which requires that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential, or sheet flow be submitted to the Coachella Valley Water District or the Riverside County Flood Control and Water Conservation District for review, and WCVAP 23.4 which mandates protection of life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.

The County of Riverside Climate Action Plan (CAP), as updated in 2019, identifies programs and actions to reduce Greenhouse Gas Emissions (GHG) by 40 percent below 2008 levels by 2030 and 83 percent below 2008 levels by 2050. Mitigation of GHG emissions impacts during the development review process of projects provides one cost-effective way of implementing the GHG reduction strategies for reducing community-wide emissions associated with new development projects. CEQA requires the assessment of environmental impacts for proposed projects, including the assessment of

GHG emissions. The County has Integrated the reduction measures identified in the CAP into the CEQA development review process as the first step in determining how a proposed project will implement the GHG reduction measures within the CAP. The CAP includes checklists (CAP Checklist) appliable to individual residential and commercial development projects that will used to evaluate the consistency of subsequent individual development projects proposed within the Classic Club Specific Plan Area with the CAP. These checklists assign points for each design feature included in a development project that will reduce GHG emissions. The point values correspond to the minimum emissions reduction expected from each feature. The menu of features identified in these checklists allow maximum flexibility and options for how development projects can implement GHG reduction measures. Projects that achieve at least 100 points are consistent with the reduction quantities anticipated in the County's CAP. In addition, Policy R2-CE1 in the CAP requires or onsite renewable energy generation to meets 20% of total energy demand. Individual projects proposed within the Specific Plan Area will meet this requirement

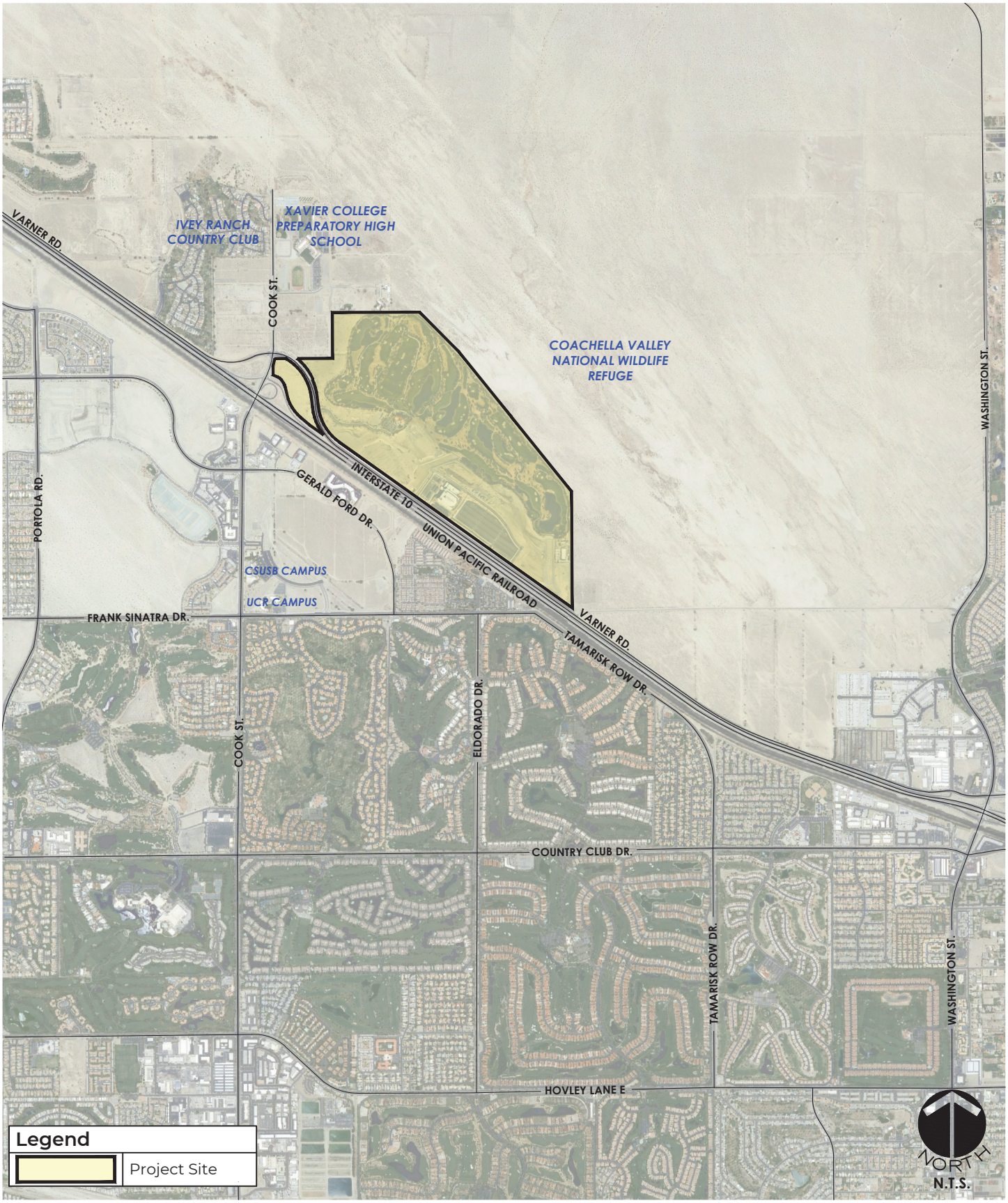


Source: Unincorporated Area of Riverside County

MSA CONSULTING, INC.
Civil Engineering•Land Surveying•Landscape Architecture
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REGIONAL LOCATION MAP

FIGURE I-1



Source: MSA Consulting, Inc.

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VICINITY MAP

FIGURE I-2



Source: MSA Consulting, Inc.

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EXISTING CONDITIONS MAP

FIGURE I-3

II. SPECIFIC PLAN

A. PROJECT-WIDE DEVELOPMENT PLANS AND STANDARDS

This chapter of the document (Chapter II, Section A) presents the Classic Club design philosophy and master development concept and provides planning standards for application to the overall project. This chapter begins with the land use plan and a brief description of each major land use element is included. In support of the land use plan, associated master plans and standards are then discussed relating to the circulation, landscaping, drainage, water/sewer, phasing, grading, maintenance, and special events components.

This portion of the document is augmented by Section B which provides a more focused and detailed analysis (descriptive summary) of each individual planning area within the project in terms of planning standards and design standards/guidelines.

1. Conceptual Land Use Plan

a) Project Objectives

The Land Use Plan has been developed to achieve the following goals: 1) provide a comprehensive land use plan that identifies development scenarios which designate the distribution, location, and extent of land uses; 2) guide land uses associated with development of the Classic Club 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, sports., entertainment, and hospitality components; and 5) develop a project that ensures the public health, safety and welfare; 6) Maintain the Planning Area boundaries, acreages, dwelling units/building square footage totals, land uses and development standards in Planning Areas 6 and 7 without change.

b) Project Description

The proposed project is intended to facilitate creative and flexible development of the site and implement the County of Riverside General Plan. The land use plan defines the general type and location of development as well as the maximum densities/intensities that apply to achieve a functional integration of the proposed uses. In addition, the type and spatial location of planning areas are oriented to create an integrated development concept that will promote a unique identity and prominence for the site.

In order to present the project in a comprehensive manner, the site is divided into 10 areas of development (Planning Areas). This framework allows for a precise discussion of the planning and design approach, taking into account constraints on and surrounding

each planning area. Planning Areas are discussed in detail in Section B (Planning Area Land Use Standards) of this chapter.

The land use descriptions which follow are illustrated in **Figure II-1a**, Conceptual land Use Plan while **Table II-1**, Land Use Summary, shows the various land use designations, acreages, and number of dwelling units as appropriate. The proposed project includes the following land uses:

TABLE II-1
LAND USE SUMMARY
SP 343 AMENDMENT 3

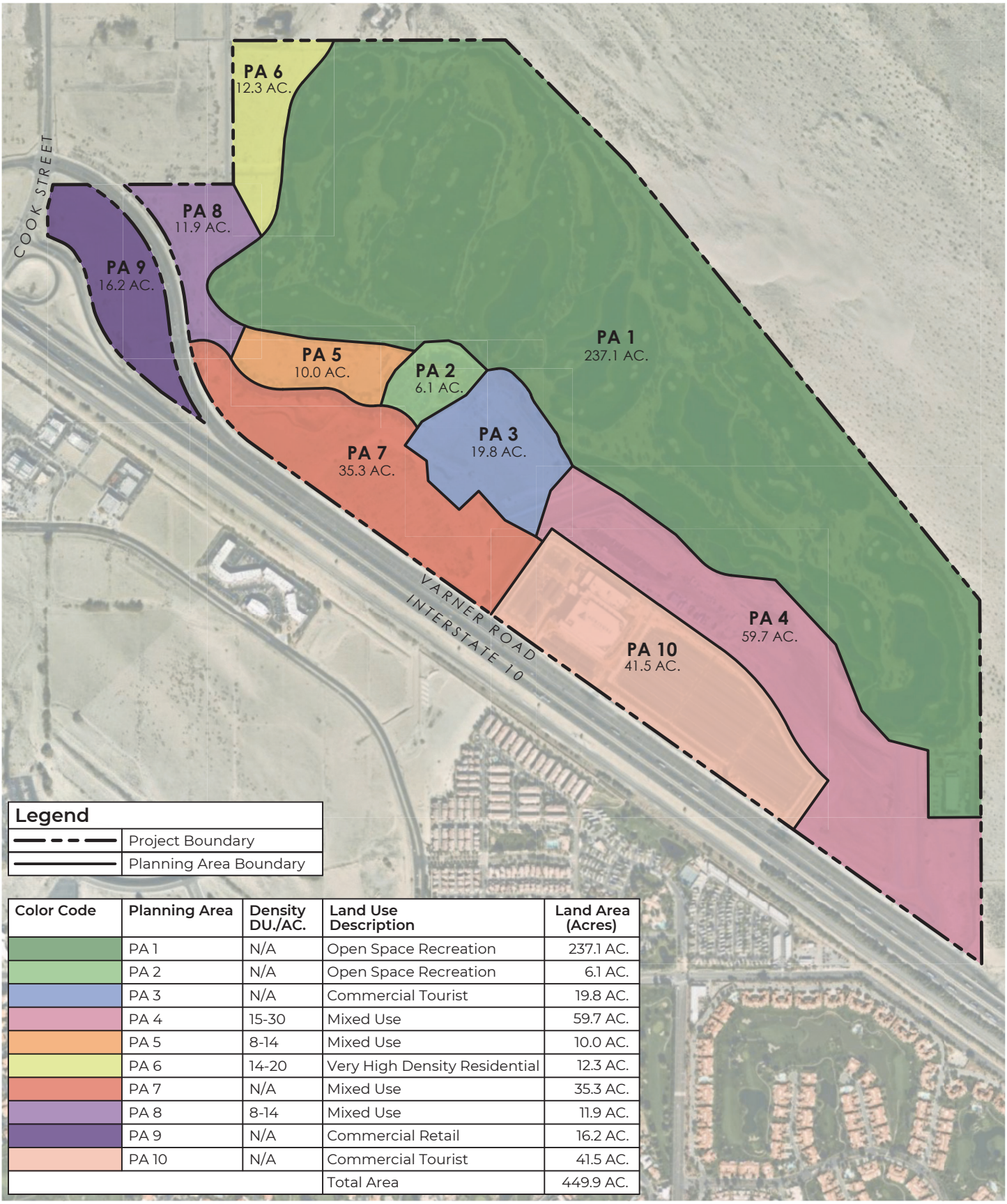
PA[1]	LAND USE	LAND AREA (ACRES)	DENSITY (DU/AC)	TOTAL DU	MAX. FLOOR AREA (SQ. FT.)
1	Open Space Recreation	237.1	N/A	N/A	N/A
2	Open Space Recreation	6.1	N/A	N/A	81,000
3	Commercial Tourist	19.8	N/A	N/A	366 keys 25,000 SF spa 32,000 SF meeting rooms
4	Mixed Use	59.7	15-30	500	275 hotel keys, 250,000 SF commercial.
5	Mixed-Use	10	8-14	100	125 hotel keys.
6	Very High Density Residential	12.3	14-20	205	N/A
7	Mixed Use	35.3	N/A	150	400,000 sf
8	Mixed Use	11.9	8-14	150	125 hotel keys
9	Commercial Retail	16.2	N/A	N/A	75,000
10	Commercial Tourist	41.5	N/A	N/A	260,000 35,000
TOTAL	**N/A**	**449.9**	**N/A**	**1,105**	**1,158,000** **891 Hotel Keys**

1. *This Specific Plan Amendment has reorganized the previous SP's Planning Area (PA) numbering to reflect the latest land use plan. See table below for PA numbering conversion.*

2. *This SP would allow for the conversion of hotel rooms to multifamily residential units (1 hotel key per .8 residential units) and multifamily residential units to hotel rooms (.8 residential units per 1 hotel key) without the need for additional specific plan amendments.*

3. *The proposed SPA would eliminate approximately 381,000 sf of industrial space and 230,000 sf of office uses and would allow for an additional 541 hotel keys, 135 multi-family residences, and 225,000 sf of commercial FAR.*

4. *PA 8 may be developed alternatively with 75,000 SF of commercial recreational uses in place of the 125 hotel keys and 150 residential units. This option would result in project totals of 955 residential units, 766 hotel keys and 1,233,000 SF of commercial FAR.*



Legend	
— — —	Project Boundary
———	Planning Area Boundary

Color Code	Planning Area	Density DU./AC.	Land Use Description	Land Area (Acres)
	PA 1	N/A	Open Space Recreation	237.1 AC.
	PA 2	N/A	Open Space Recreation	6.1 AC.
	PA 3	N/A	Commercial Tourist	19.8 AC.
	PA 4	15-30	Mixed Use	59.7 AC.
	PA 5	8-14	Mixed Use	10.0 AC.
	PA 6	14-20	Very High Density Residential	12.3 AC.
	PA 7	N/A	Mixed Use	35.3 AC.
	PA 8	8-14	Mixed Use	11.9 AC.
	PA 9	N/A	Commercial Retail	16.2 AC.
	PA 10	N/A	Commercial Tourist	41.5 AC.
			Total Area	449.9 AC.

Source: MSA Consulting, Inc.

CONCEPTUAL LAND USE MAP

FIGURE II-1a

c) Development Vision

Figure II-1b depicts the desired long-term vision for the Classic Club by illustrating one possible mixed-use build out scenario based on the Specific Plan's regulatory standards and design guidelines.

The project envisions a diverse mix of retail, residential, restaurants and sports-oriented family entertainment venues and provide a wide variety of "live, work and play" choices in a smart growth, livable environment linked by pedestrian promenades that contain creative landscaping with ample shade. Building design and overall architecture would be based on a distinctive "California Modern Desert" style characterized by articulated massing, varied parapet heights, layering of materials, variable roof planes and shading techniques. Streets would be designed as corridors not only for vehicles but also pedestrians, electric vehicles and bicycles encouraging social interactions such as walking, outdoor dining and shopping. Formal and informal outdoor public spaces would create opportunities for relaxation and community interaction.

The mixed-use approach allows for a flexible and creative approach to land use design incorporating varied uses in any number of combinations, such as:

- *Multi-Family, Multi-story Residential Units* with surface and covered parking are assembled into a composition adjacent to golf course. Arranged in clusters, these buildings form parking courts on the inside, and pedestrian-scaled green spaces on the outside. Parking is located to the center of the site to maximize the aggregated landscaped areas along the community perimeter. The architecture will consist of predominantly contemporary forms, with a mixture of exterior materials including plaster, cement fiber board, and brick or stone veneer. Roofs will be a mixture of sloped planes and flat areas with parapets screening roof top equipment.
- *Full-Service Resort Hotels* serve destination resort guests visiting The Classic Club Golf Course or merely attending a concert at the Acrisure Arena. The adjacent residential community will benefit from nearby accommodations for business travelers and guests in hotels with a variety of room types and amenities including gathering zones, meeting facilities, outdoor pool amenity areas and the adjacent Classic Club GC. These hotels are generally part of a national brand with a distinctive prototype architectural look and layout, that can be adapted to the local environment and desert design aesthetic. Additionally, selecting boutique hotels should complement the healthy, pedestrian oriented lifestyle and provide a unique and intimate experience for visitors and guests.

- *Limited- Service Business Hotels* will be situated throughout Classic Club to offer limited service business hotel rooms, adjacent convenient support retail and food related services as well as guest accommodations for the residential community. Many limited-service hotels support business travelers that desire operations where families can stay for extended periods of time in a suite environment with or without kitchen areas.

- *Life-Style Retail/Restaurant Centers* consist of a collection of national and local retailers, restaurants and family entertainment venues organized around a central pedestrian "Promenade". Sit-down fine dining restaurants and lifestyle centers with outdoor dining will be organized around the "Promenade" with shade and water features to create an inviting outdoor space. The Promenade will also create opportunities for local community functions, outdoor concerts and general place making.

- *Full-Service Fitness Centers* offer a complete workout environment for local resident and resort guests. Members have access to luxury amenities, expert instructors and fitness classes. A fitness center can offer a multitude of wellness services such as physical activity, aerobic and muscular fitness as well as nutrition services. Full-service fitness centers will also offer interior and / or exterior pools and sports courts.

- *Sports Oriented Family Entertainment* has had a tremendous resurgence over the past decade as a family fun experience by multiple generations. With adjacency to the Classic Club Golf Course, several golf-oriented family entertainment areas may be offered as follows.

- *High Tech Golf Driving Ranges* feature microchip golf ball technology that measures distance and accuracies. The contemporary architecture will feature iconic entry feature and fenced driving range. Players tee off from a driving bay onto a landscaped outfield with targets ranging in distance from 20 to 215 yards. Players receive instant feedback on how far they have hit a shot and are allocated points based on distance and accuracy.

- *Putting Experience Centers* are golf and casual dining centers that merge dynamic, technologically advanced golf environment with food and beverage experiences. Putting centers offer a variety of family fun and entertainment through interactive and competitive atmosphere.

- *Pickleball Centers* accommodate one of the fastest growing sports in America, played on a court half the size of a tennis court. The rules are a mix of tennis and ping pong and are easy and fun for all ages. Each venue offers indoor and outdoor spaces for public and private parties and typically hosts an impressive schedule of events including concerts, charitable fundraisers and watch parties.

- *The Acrisure Arena/Berger Iceplex,* a multi-purpose 10,000-seat indoor hockey arena and practice rink, was constructed in 2022 and serves as the entertainment catalyst for the Classic Club Specific Plan. It is the home arena for the American Hockey League's Coachella Valley Firebirds offering a year-round variety of professional hockey games, concerts and other entertainment venues.

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Amount Due:	$936.44
Notice ID:	g4hhuq6AjyGOaaUoXLjU
Invoice Text:	NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT, GENERAL PLAN AMENDMENT, AND A CHANGE OF ZONE IN THE FOURTH SUPERVISORIAL DISTRICT NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1 st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, February 25, 2025 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Specific Plan No. 343 Amendment No. 3, General Plan Amendment No. 230005, and Change of Zone No. 2300013. Specific Plan Amendment (SPA00343A03) would combine Planning Areas 4, 6B, 8 into one Planning Area (PA-4); allow for multi-family residential and hospitality uses in Planning Area 5; remove office uses and replace with hospitality and multi-family residential uses in Planning Area 9; and expand allowable uses to include retail, hotels, convenience stores, markets in Planning Area 10. It will also allow for minor boundary adjustments between PA-1 and PA-4; and a boundary adjustment between PA-1 and PA-3. General Plan Amendment (GPA230005) is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment. Change of Zone (CZ2300013) is a proposal to redefine the Planning Area Boundaries within the Specific Plan as part of the Specific Plan Amendment as per the Change of Zone Exhibit. The Specific Plan Amendment is located on APNs: 695-100-001, -003 – 008; -011 – 013, -017, -020 – 025 . This proposed project is

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02/12/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: February 12, 2025.
At: Riverside, California

Christine Gonzalez
Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT, GENERAL PLAN AMENDMENT, AND A CHANGE OF ZONE IN THE FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1 st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 25, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Specific Plan No. 343 Amendment No. 3, General Plan Amendment No. 230005, and Change of Zone No. 2300013.** Specific Plan Amendment (SPA00343A03) would combine Planning Areas 4, 6B, 8 into one Planning Area (PA-4); allow for multi-family residential and hospitality uses in Planning Area 5; remove office uses and replace with hospitality and multi-family residential uses in Planning Area 9; and expand allowable uses to include retail, hotels, convenience stores, markets in Planning Area 10. It will also allow for minor boundary adjustments between PA-1 and PA-4; and a boundary adjustment between PA-1 and PA-3. General Plan Amendment (GPA230005) is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment. Change of Zone (CZ2300013) is a proposal to redefine the Planning Area Boundaries within the Specific Plan as part of the Specific Plan Amendment as per the Change of Zone Exhibit. The Specific Plan Amendment is located on APNs: 695-100-001, -003 – 008; -011 – 013, -017, -020 – 025 . This proposed project is located: Northeast of Interstate-10 and Varner Road, East of Cook Street, West of Washington Street, North of 38 th Avenue, and South of Chase School Road in the Fourth Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommend that the Board of Supervisors **CONSIDER** Addendum No. 2 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; **Approve Specific Plan No. 343 Amendment No. 3, General Plan Amendment No. 230005, and Change of Zone No. 2300013 .**

On January 5, 2025, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 5-0. The Planning Department meeting documents for the proposed project may be

viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: https://planning.rctlma.org/Public-Hearings .

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSE MERLAN , PROJECT PLANNER, AT (951) 955-0314 OR EMAIL JMERLAN@RIVCO.ORG

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: February 7, 2025
Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

The Press-Enterprise
Published: 2/12/25

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT, GENERAL PLAN AMENDMENT, AND A CHANGE OF ZONE IN THE FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 25, 2025 at 10:00** A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Specific Plan No. 343 Amendment No. 3, General Plan Amendment No. 230005, and Change of Zone No. 2300013.** Specific Plan Amendment (SPA00343A03) would combine Planning Areas 4, 6B, 8 into one Planning Area (PA-4); allow for multi-family residential and hospitality uses in Planning Area 5; remove office uses and replace with hospitality and multi-family residential uses in Planning Area 9; and expand allowable uses to include retail, hotels, convenience stores, markets in Planning Area 10. It will also allow for minor boundary adjustments between PA-1 and PA-4; and a boundary adjustment between PA-1 and PA-3. General Plan Amendment (GPA230005) is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment. Change of Zone (CZ2300013) is a proposal to redefine the Planning Area Boundaries within the Specific Plan as part of the Specific Plan Amendment as per the Change of Zone Exhibit. The Specific Plan Amendment is located on APNs: 695-100-001, -003 – 008; -011 – 013, -017, -020 – 025. This proposed project is located: Northeast of Interstate-10 and Varner Road, East of Cook Street, West of Washington Street, North of 38th Avenue, and South of Chase School Road in the Fourth Supervisorial District.

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSE MERLAN, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL JMERLAN@RIVCO.ORG

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If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: February 7, 2025
Kimberly A. Rector,
Clerk of the Board
By: Naomy Sicra,
Clerk of the Board Assistant
Published: February 12, 2025

Planning Department website: https://planning.rctlma.org/Public-Hearings.
FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSE MERLAN, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL JMERLAN@RIVCO.ORG
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Kimberly A. Rector,
Clerk of the Board
By: Naomy Sicra,
Clerk of the Board Assistant
Published: February 12, 2025

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

ITEM: 3.50
(ID # 27072)
MEETING DATE:
Tuesday, May 06, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Adoption of Resolution No. 2025-083, amending the Riverside County General Plan for the 1st Cycle of 2025 Land Use Element Updates for GPA220004, associated with CZ2200013, GPA210003, associated with CZ2100010, and GPA230005. ADOPTING Ordinances 348.5030 and 348.5032 associated with CZ2200013 and CZ2100010, respectively. Adopt MND (SCH#2024070669) and Consider Addendum to EIR No. 470. District 4. [$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT Resolution No. 2025-083** amending the Riverside County General Plan in accordance with the Board of Supervisor's prior tentative approval of General Plan Amendment Nos. 220004, 210003, and 230005.

2. **ADOPT** the **Mitigated Negative Declaration (MND) (SCH#2024070669)**, as shown on Exhibit E and incorporated herein by reference, based on the findings and conclusions above and in the staff report and on that basis finds the MND is an accurate and objective statement that complies with CEQA and reflects the County's independent judgment and no new significant impacts would occur beyond what was evaluated in MND.

3. **CONSIDER** the **Addendum to EIR No. 470**, as shown on Exhibit F and incorporated herein by reference, based on the findings and conclusions above and in the staff report and on that basis finds the Addendum is an accurate and objective statement that complies with CEQA and reflects the County's independent judgment and no new significant impacts would occur beyond what was evaluated in EIR.

4. **ADOPT Ordinance 348.5030** associated with Change of Zone No. 2200013, GPA No. 220004, and PPT No. 220022 consistent with the Board's action on February 25, 2025.

5. **ADOPT Ordinance 348.5032** associated with Change of Zone No. 2100010, GPA No. 210003, PPT210015, and TPM No. 38113 consistent with the Board's action on January 7, 2025.

6. **DIRECT** the Clerk of the Board, within 15 days of adoption of Ordinance No. 348.5032 and Ordinance No. 348.5030, to publish Ordinance No. 348.5032 and Ordinance No. 348.5030 in accordance with Government Code section 25124(a); and

7. **DIRECT** the Planning Department to incorporate the changes made by General Plan Amendment Nos. 220004, 210003, and 230005 into the Riverside County General Plan and associated Elements, Area Plans, tables, and figures.

ACTION:Policy



John Hildebrand, Planning Director 4/29/2025

MINUTES OF THE BOARD OF SUPERVISORS

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$ 0	$ 0	$ 0	$ 0
NET COUNTY COST	$ 0	$ 0	$ 0	$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County may process, on a yearly basis, up to four updates to its General Plan Land Use Element. In Riverside County, these updates are known as “cycles.” The following General Plan Amendments were considered during public hearings by the Planning Commission and tentatively approved by the Board of Supervisors on the dates specified within the description of the individual amendment, below. All CEQA determinations for the various amendments were made at the various public hearings.

First Cycle of Land Use Element General Plan Amendments

- General Plan Amendment No. 220004
- General Plan Amendment No. 210003
- General Plan Amendment No. 230005

Individual Amendments

General Plan Amendment No. 220004

General Plan Amendment No. 220004 (GPA No. 220004) is an entitlement / policy Amendment to the General Plan that proposes to amend the land use designation within the Community Development Foundation from Medium Density Residential (MDR) to Light Industrial (LI).

GPA No. 220004 is associated with Change of Zone No. 2200013, a proposal to change the zoning of one lot from Residential Agricultural (R-A) to Manufacturing – Service Commercial (M-SC), and PPT220022, which were considered concurrently at public hearings before the Planning Commission and the Board of Supervisors, respectively.

After considering public testimony at a public hearing on December 4, 2024, the Planning Commission recommended that the Board of Supervisors tentatively approve Planning Commission closed the public hearing and recommended on a vote of 4-0 that the Board of Supervisors tentatively approve the Project, which includes GPA No. 220004, CZ No. 2200013, and PPT No. 220022.

After considering public testimony at a public hearing on February 25, 2025, the Board of Supervisors tentatively approved GPA No. 220004, CZ No. 2200013, and approved PPT No. 220022. The Board also adopted Resolution No. 2025-061, which certified the Environmental Impact Report for the project.

Adoption of Resolution 2025-083 will finalize the Board's tentative approval of the project and formally adopt General Plan Amendment No. 220004 and Change of Zone 2200013.

General Plan Amendment No. 210003

General Plan Amendment (GPA) No. 210003 is an entitlement / policy Amendment to the General Plan that proposes to amend the General Plan Designation of approximately 2.44 gross acre site in the Western Coachella Valley, in the Bermuda Dunes Zoning District. General Plan Amendment No. 210003 amends the land use designation from a split land use parcel of Medium Density Residential (MDR) and High Density Residential (HDR) to Mixed Use Area (MUA).

GPA No. 210003 is associated with Change of Zone No.2100010, a proposal to change the zoning from a split zoning parcel of General Residential (R-3-2000) and One-Family Dwellings (R-1-12000) to Mixed Use (MU), Tentative Parcel Map (TPM) No. 38113, a Schedule "E" subdivision that proposes to subdivide one parcel (2.44 acres) into two lots, Parcel 1 (.93) and Parcel 2 (1.51 acres) and, Plot Plan (PPT) No. 210015, a proposal to construct a new, single-story daycare center for children to comprise 9,990 square feet of floor area, in conjunction with new playground area, landscaping, lighting and parking facilities.

After considering public testimony at a public hearing on November 20, 2024, the Planning Commission closed the public hearing and recommended on a vote of 4-0 that the Board of Supervisors tentatively approve the Project, which includes GPA No. 210003, CZ No. 2100010, and PPT No. 210015.

A subsequent duly noticed public hearing was held in front of the Board of Supervisors on January 7, 2025. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved GPA No. 210003, CZ No. 2100010, TPM No. 38113 and approved PPT No. 210015.

Adoption of Resolution 2025-083 will finalize the Board's tentative approval of the project and formally adopt General Plan Amendment No. 210003.

General Plan Amendment No. 230005

General Plan Amendment No. 230005 (GPA No. 230005) is an Entitlement/Policy Amendment to the General Plan that proposes to amend the land use designations of the General Plan within the project area to match those as proposed by the Specific Plan 343 Amendment No. 3 (SP00343A03).

GPA No. 230005 is associated with Change of Zone No. 2300013, a proposal to redefine the zoning classification areas to be consistent with the proposed Planning Area land use designations; and Specific Plan (SP) 343 Amendment No. 3 (SP00343A03), a proposal to amend the existing Specific Plan with a variety of updates to the land use plan to facilitate the development of uses and repurposing portions of the project with entertainment, hospitality and food/beverage uses that better complement the existing Arena / Iceplex.

A duly noticed public hearing was held in front of the Planning Commission on February 5, 2025. After hearing public testimony, the Planning Commission closed the public hearing and recommended on a vote of 5-0 that the Board of Supervisors tentatively approve the Project, which includes GPA No. 230005, CZ No. 2300013, and SP No. 00343A03.

A subsequent duly noticed public hearing was held in front of the Board of Supervisors on February 25, 2025, and, after taking public testimony, closed the public hearing and tentatively approved GPA No. 230005, CZ No. 2300013, and SP No. 00343A03.

Adoption of Resolution 2025-083 will finalize the Board's tentative approval of the project and formally adopt General Plan Amendment No. 230005 and SP No. 00343A03.

An ordinance formally adopting CZ2300013 will be subsequently taken before the BOS on or after May 20, 2025 or the closest available BOS date. A CZ map is being prepared as of April 28, 2025 to accurately reflect the new planning area boundary adjustments.

Impact on Residents and Businesses

The projects have been carefully considered, analyzed, and reviewed during the public hearings before the Planning Commission and Board of Supervisors on the date specified for each item listed above.

Additional Fiscal Information

All fees paid by applicants.

ATTACHMENTS:

ATTACHMENT A: Resolution 2025-083
ATTACHMENT B: GPA220004
ATTACHMENT C: GPA210003
ATTACHMENT D: GPA230005
ATTACHMENT E: GPA210003 (Mitigated Negative Declaration)
ATTACHMENT F: GPA230005 (Addendum No. 2 to EIR 470)
ATTACHMENT G: Ordinance No. 348.5030 for CZ 2200013
ATTACHMENT H: Ordinance No. 348.5032 for CZ 2100010

Jason Farin, Principal Policy Analyst 5/1/2025

Aaron Gettis

Aaron Gettis, Chief of Deputy County Counsel 4/29/2025

Addendum No. 2

SPECIFIC PLAN NO. 343

FINAL ENVIRONMENTAL IMPACT REPORT NO. 470

SCH No. 2005011054

Prepared for:

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

Prepared by:

Meridian Consultants
860 Hampshire Road, Suite P
Westlake Village, California 91361

DECEMBER 2024

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1.0 INTRODUCTION

This document is an addendum (Addendum No. 2) 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 No. 2 was prepared by Meridian Consultants and reviewed by 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 proposed Project).

The following information is provided in this Introduction: 1) the principal requirements of CEQA; 2) the history of the Specific Plan No. 343 and associated approvals (collectively, the "Approved Specific Plan No. 343"); 3) a summary of the proposed amendment to the Approved Specific Plan No. 343 (the "Classic Club Specific Plan Amendment" or "Specific Plan Amendment"); 4) the purpose of this Addendum No. 2 in relation to the certified Final EIR and Addendum No. 1; 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 No. 2; and 7) Riverside County's processing requirements to consider the proposed Amendment to the Approved Specific Plan No. 343 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 which provides conclusive evidence that all potentially significant environmental effects of the proposed Project were previously adequately analyzed in the Final EIR.

The County of Riverside (County) received an application from H.N. and Frances C. Berger Foundation (Applicant) for the following actions: (1) Specific Plan Amendment (SP00343A03), (2) General Plan Amendment (GPA230005), and (3) Change of Zone (CZ2300013). This proposed action includes a Specific Plan Amendment to rename the Specific Plan from "North Star" to "Classic Club" and repurposes portions of the Classic Club Specific Plan area (the "Specific Plan No. 343 Area" or "Project Site") with entertainment, hospitality, and food/beverage uses that respond to evolving market conditions presented by the newly operational Acrisure Arena/Berger Foundation Iceplex (Arena) on the 449.9 gross acre Specific Plan Area (the "proposed Project" or the "proposed Classic Club Specific Plan Amendment"). The Specific Plan Amendment also combines and renumbers some Planning Areas to facilitate the new entertainment and hospitality focus of the Specific Plan area. The proposed Project is described in more detail in **Section 2.0: Project Description**.

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, renamed the NorthStar Specific Plan, and amended to facilitate a similar mixed-use concept as the "Oasis" Specific Plan, but also 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.

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 Classic Club golf course and clubhouse were constructed pursuant to these entitlements. The County approved General Plan Amendment 200005, Change of Zone 2000025, Tentative Parcel Map 38040, and Amendment Number 2 of Specific Plan No. 343, and certified Addendum No. 1 to the Specific Plan No. 343 Final Environmental Impact Report No. 470 (EA No. CEQ200074; herein referred to as "Addendum No. 1") on May 25, 2021. The amendment adjusted land uses to allow the construction of the Acrisure Arena, associated parking and other support facilities as Planning Area 11 (arena/ Iceplex) in place of a portion of Planning Area 8, Industrial Park (Research and Development) (herein referred to as "Arena project"). Addendum No. 1 to the Specific Plan No. 343 Final Environmental Impact Report No. 470 analyzed the potential impacts resulting from Amendment Number 2 of Specific Plan No. 343. The Acrisure Arena was constructed pursuant to these entitlements.

The Approved Specific Plan No. 343, as proposed and analyzed in Addendum No. 1 under the Arena project, allows the previously constructed golf course on approximately 240 acre, golf clubhouse on approximately 5.9 acres, and the Acrisure Arena and event center hockey training facility on approximately 41.4 acres, and which allows future development of 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 28.2 acres, executive office uses on approximately 16 acres, and community commercial uses on approximately 20 acres.

The entitlements previously adopted for Approved Specific Plan No. 343 include the following: SP 151, SP 151 A#1, SP151 A#2, DA 16, GPA707, CZ7002, PP19740, PP20570, PP19050, PP19242, TR34484, General

Plan Amendment 200005, Change of Zone 2000025, Tentative Parcel Map 38040, and Amendment Number 2 of Specific Plan No. 343.

1.2 Project Summary

The proposed Project consists of, and is more particularly described in, Specific Plan Amendment SP00343A03. The Specific Plan Amendment would affect only certain undeveloped Planning Areas previously designated for development within the Specific Plan, as explained in more detail in the Project Description. The proposed Project would include a Specific Plan Amendment to rename the Specific Plan from "North Star" to "Classic Club" and repurpose portions of the undeveloped Specific Plan area with entertainment, hospitality, and food/beverage uses that respond to evolving market conditions presented by the newly operational Acrisure Arena on the 449.9 gross acre Specific Plan area. The Specific Plan Amendment also combines and renumbers some Planning Areas to facilitate the new entertainment and hospitality focus of the Specific Plan area. 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

When a Final EIR has been certified for a project, the California Environmental Quality Act (CEQA) and the State CEQA Guidelines define standards and the procedure for additional environmental review. Sections 15162–15164 of the State CEQA Guidelines define the standards for determining the level of additional environmental review required when an EIR has been certified for a project.

Pursuant to Section 15162 of the State CEQA Guidelines, when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

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 occur 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 of the following:
    - The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
    - Significant effects previously examined will be substantially more severe than shown in the previous 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 project, but the project proponents decline to adopt the mitigation measure or alternative; or
    - Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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 or 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. A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

1.5 Type of CEQA Compliance Document and Level of Analysis

This Addendum No. 2 is an addendum to the certified Final EIR for Specific Plan No. 343 for the proposed Amendment. This Addendum No. 2 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 No. 2 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 No. 2 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, nor would it involve any new significant impacts not previously addressed. 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 No. 2, 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, and biological resources. 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 No. 2 to the previously certified Final EIR and Addendum No. 1 would be prepared for the proposed Project. The analysis of the proposed Project in this Addendum No. 2 supports the conclusion that the repurposing of

portions of the Project Site for entertainment, hospitality, and food/beverage uses; and combining and renumbering Planning Areas within 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 and Addendum No. 1 (herein collectively referred to as "EIR No. 470"). 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 No. 2 provides an update to the environmental information in the EIR No. 470, provides an 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 EIR No. 470.

This Addendum No. 2 provides a summary of impacts identified in EIR No. 470, followed by an analysis of the proposed Project and a comparison with the impacts identified in EIR No. 470.

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 No. 2 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 proposed 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 **F**.

2.0 PROJECT DESCRIPTION

2.1 Project Description

The proposed Amendment to the Approved Specific Plan No. 343 would rename the Specific Plan from "North Star" to "Classic Club" and repurpose portions of the undeveloped Specific Plan area with entertainment, hospitality, and food/beverage uses that respond to evolving market conditions presented by the newly operational Acrisure Arena. Collectively, the Amendment and the related proposed actions are referred to as the "proposed Project" in this Addendum No. 2.

Approved Specific Plan No. 343

The County adopted and approved the Approved Specific Plan No. 343 in 2006 to guide development of the approximately 450-acre Specific Plan Area.[1] The Specific Plan Area is located in the Western Coachella Valley within the unincorporated portion of Riverside County, as shown in **Figure 1: Specific Plan No. 343 Regional Location Map**. The 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 Specific Plan area, as depicted in **Figure 2: Specific Plan No. 343 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 Specific Plan area.

As shown in **Figure 3: Approved Specific Plan No. 343 Conceptual Land Use Map** and **Table 2.0-1: Land Use Summary—Approved Specific Plan No. 343**, the Approved Specific Plan No. 343 allows a mix of commercial, light industrial, residential, recreational, and arena and event center hockey training facility uses within eleven (11) planning areas established by the Approved Specific Plan No. 343. Since approval of the Approved Specific Plan No. 343 in 2006, only the golf course, the golf clubhouse (Classic Club Golf Course and Club House), and arena and event center hockey training facility (Acrisure Arena) have been developed within the Specific Plan No. 343 Area. No revisions to these developed planning areas are proposed.

1 The Specific Plan boundary has not changed. However, the total proposed Project acreage has been adjusted to accurately reflect recorded parcels. For this reason, the Approved Specific Plan No. 343 shows the total acreage as 455.75 while the proposed Classic Club Specific Plan Amendment references 449.9 acres.

Table 2.0-1
Land Use Summary
Approved Specific Plan No. 343

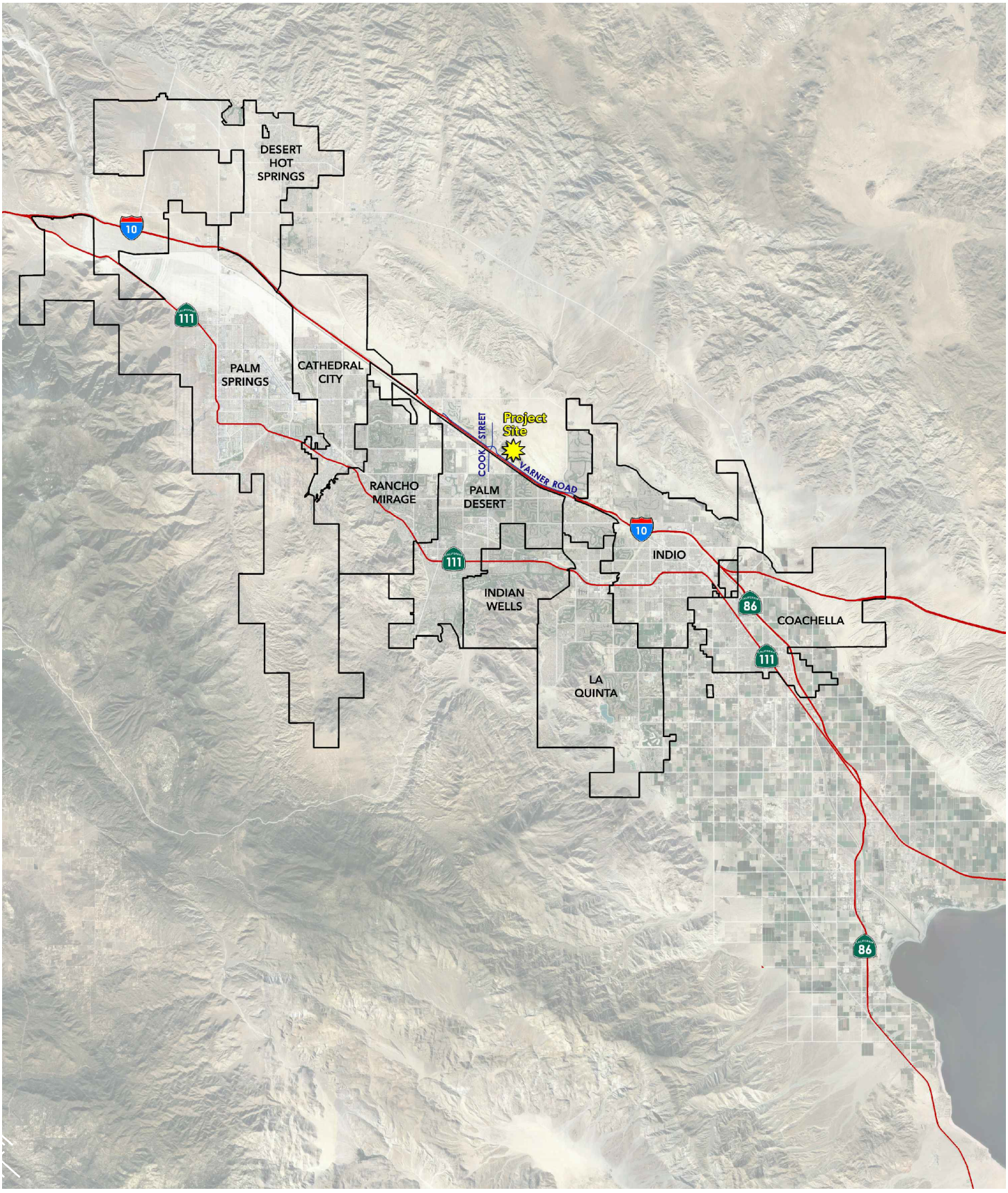
Planning Area	Land Use Description	Land Area (Acres)	D.U. / Acre	Dwelling Unit Total	Maximum Floor Area (SQ. FT.)
1	18-hole Golf Course	240.00	N/A	N/A	NIA
2	Golf Clubhouse	5.90	N/A	N/A	81,000
3	Golf View Hotel	17.60	N/A	N/A	350 (key), 25,000-square-foot spa, 32,000 square feet of meeting rooms
4	Golf View Villas	7.30	7.4	54	N/A
5	Resort Timeshare Units	9.95	21.7	216	N/A
6	Golf View Condominiums	33.20	16.6	550	N/A
7	Mixed Use Retail Village	36.20	N/A*	150	400,000
8	Industrial Park (Research & Development)	28.2	N/A	N/A	381,035
9	Executive Office	16.00	N/A	N/A	230,000
10	Community Commercial	20.00	N/A	N/A	100,000
11	Arena & Event Center Hockey Training Facility	41.4	N/A	N/A	260,000 35,000
TOTAL	**NIA**	**455.75**[1]	**N/A**	**970**[2]	**1,544,035 sq. ft. and 350 Key Hotel**

1 The Specific Plan boundary has not changed. However, the total proposed Project acreage has been adjusted to accurately reflect recorded parcels. For this reason, the Approved Specific Plan No. 343 shows the total acreage as 455.75 while the Proposed Classic Club Specific Plan Amendment references 449.9 acres.

2 The number of allowed residential dwelling units under the Approved Specific Plan No. 343 is 970. However, EIR No. 470 did not include the Golf View Villas (54 units) and Resort Timeshare Units (216 units) in its analysis of residential dwelling units. Since EIR No. 470 only analyzed 700 residential dwelling units, when referencing and comparing to the Approved Specific Plan No. 343 residential dwelling units in this Addendum, only 700 residential units is analyzed to take a conservative approach and ensure that the worst-case scenario is analyzed.

Proposed Classic Club Specific Plan Amendment

The proposed Amendment to the Approved Specific Plan No. 343 would rename the Specific Plan from "North Star" to "Classic Club" and repurpose portions of the Specific Plan Area with entertainment, hospitality, and food/beverage uses in response to the evolving market conditions presented by the newly operational Acrisure Arena.



NOT TO SCALE

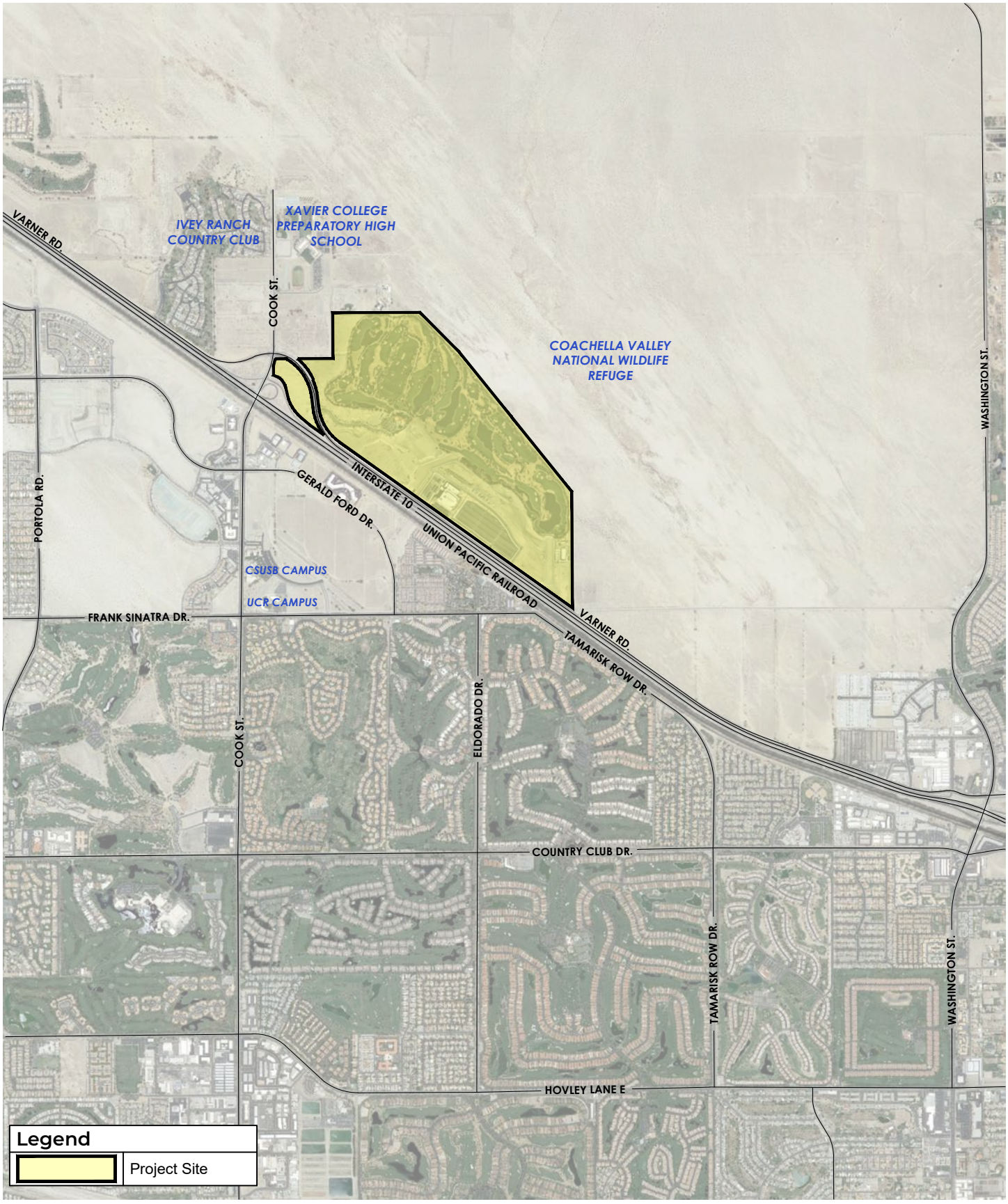
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **1**

Meridian Consultants

Specific Plan No. 343 Plan Regional Location Map

342-003-22



SOURCE: MSA Consulting, Inc.; 2023

FIGURE **2**

Meridian Consultants

Specific Plan No. 343 Vicinity Location Map

342-003-22

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: 30.68 AC.
UNIT #: 550
DENSITY: 16.6 UNITS/AC.

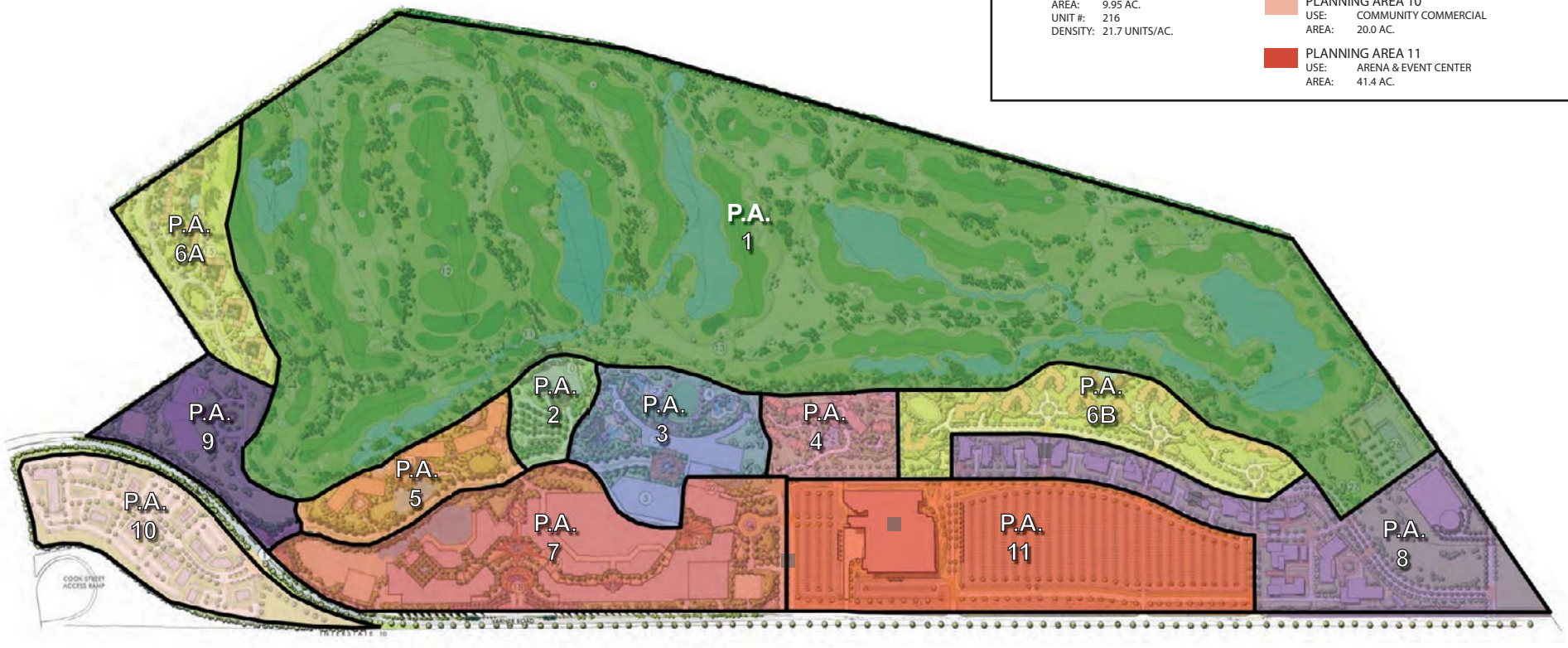
PLANNING AREA 7
USE: MIX USED RETAIL VILLAGE
AREA: 36.2 AC.
UNIT #: 150
DENSITY: 4.14 UNITS/AC.

PLANNING AREA 8
USE: INDUSTRIAL PARK (RESEARCH & DEVELOPMENT)
AREA: 30.72 AC.

PLANNING AREA 9
USE: EXECUTIVE OFFICE
AREA: 16.0 AC.

PLANNING AREA 10
USE: COMMUNITY COMMERCIAL
AREA: 20.0 AC.

PLANNING AREA 11
USE: ARENA & EVENT CENTER
AREA: 41.4 AC.



N
0 400 800 1600
APPROXIMATE SCALE IN FEET

SOURCE: The Altum Group - 2022

FIGURE **3**

Meridian Consultants

Approved Specific Plan No. 343 Conceptual Land Use Map

342-003-22

The proposed Project proposes 449.9 gross acres of multi-phased development with a blend of the following land uses: open space recreation, commercial tourist, mixed use, very high density residential, and commercial retail. The land uses and Planning Areas for the proposed Project are shown in **Table 2.0-2: Land Use Summary–Proposed Classic Club Specific Plan Amendment** and **Figure 4: Classic Club Specific Plan Amendment Conceptual Land Use Map**.

Table 2.0-2
Land Use Summary
Proposed Classic Club Specific Plan Amendment

Planning Area	Land Use Description	Land Area (Acres)	D.U. / Acre	Dwelling Unit Total	Maximum Floor Area (SQ. FT.)
1	Open Space Recreation	237.1	N/A	N/A	NIA
2	Open Space Recreation	6.1	N/A	N/A	81,000
3	Commercial Tourist	19.8	N/A	N/A	366 (key), 25,000-square-foot spa, 32,000 square feet of meeting rooms
4	Mixed Use	59.7	15-30	500	275 hotel keys 250,000 square feet of commercial
5	Mixed Use	10	4-14	100	125 hotel keys
6	Very High Density Residential	12.3	15-30	205	N/A
7	Mixed Use	35.3	N/A	150	400,000
8	Mixed Use	11.9	4-14	150	125 hotel keys
9	Commercial Retail	16.2	N/A	N/A	75,000
10	Commercial Tourist	41.5	N/A	N/A	260,000 35,000
TOTAL		**449.9**[1]	N/A	**1,105**	**1,158,000 sq. ft. and 891 Key Hotel**

[1] *The Specific Plan boundary has not changed. However, the total proposed Project acreage has been adjusted to accurately reflect recorded parcels. For this reason, the Approved Specific Plan No. 343 shows the total acreage as 455.75 while the Proposed Classic Club Specific Plan Amendment references 449.9 acres.*

Notes:
The proposed Classic Club Specific Plan Amendment has reorganized the previous SP's Planning Area (PA) numbering to reflect the latest land use plan. See table below for PA numbering conversion.
The proposed Classic Club Specific Plan Amendment would allow for the conversion of hotel rooms to multifamily residential units (1 hotel key per .8 residential units) and multifamily residential units to hotel rooms (.8 residential units per 1 hotel key) without the need for additional specific plan amendments.

The proposed Project also combines some Planning Areas and renumbers others to facilitate the new entertainment and hospitality focus but, as explained above, no changes are proposed to the previously developed planning areas (now Nos. 1, 2 and 10). A comparison of planning area numbering changes between this Specific Plan Amendment and the Approved Specific Plan No. 343 are shown in **Table 2.0-3: Planning Area Numbering Comparison**, below.

Table 2.0-3
Planning Area Numbering Comparison

Planning Areas for Approved Specific Plan No. 343	Planning Areas for Proposed Classic Club Specific Plan Amendment
4, 6b, 8	4
6a	6
9	8
10	9
11	10

Notes:

The proposed SPA would eliminate approximately 381,000 sf of industrial space and 230,000 sf of office uses and would allow for an additional 591 hotel keys, 260 multi-family residences, and 225,000 sf of commercial FAR.

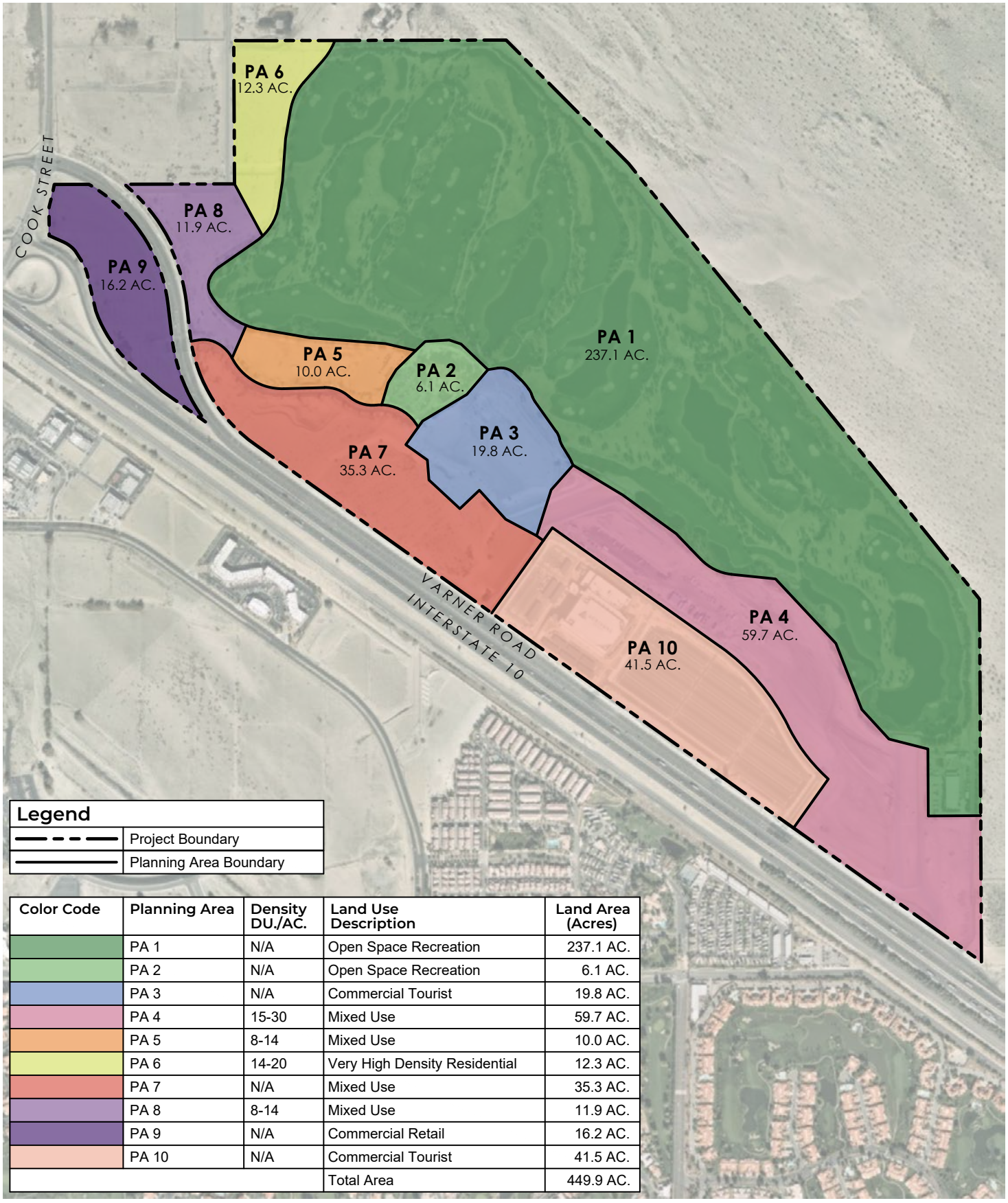
PA 8 may be developed alternatively with 75,000 SF of commercial recreational uses in place of the 250 hotel keys and 125 residential units. This option would result in project totals of 1,080 residential units, 966 hotel keys and 1,233,000 SF of commercial FAR.

Source: MSA Consulting Inc, June 2023.

Specifically, the proposed Project includes the following changes to the Planning Areas: (1) combining Planning Areas 4, 6B, 8 into one Planning Area (Planning Area 4) and replacing the industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; (2) allowing for multi-family residential and hospitality uses in Planning Area 5; (3) removing office uses and replacing with hospitality and multi-family residential uses in Planning Area 9; and (4) expanding allowable uses to include retail, hotels, convenience stores, markets in Planning Area 10. It will also allow for minor boundary adjustments between Planning Area 1 and Planning Area 4, and a boundary adjustment between Planning Area 1 and Planning Area 3.

The landscape concept for the proposed Project is shown in **Figures 5** and **6**. The proposed conceptual landscape plan creates a landscape structure that acknowledges the existing golf course environment and integrates new environments that are tailored to the future retail, hospitality, entertainment, and residential areas. Three landscape typologies are proposed for the Project Site:

- The Valley Landscape (Zone A) responds to water consumption sensitivities and reflects the environment of the Coachella Valley. It will serve as a structural accent in common areas and provide shade for parking areas as a part of a minimal but functional planting arrangement.



Legend	
	Project Boundary
	Planning Area Boundary

Color Code	Planning Area	Density DU./AC.	Land Use Description	Land Area (Acres)
	PA 1	N/A	Open Space Recreation	237.1 AC.
	PA 2	N/A	Open Space Recreation	6.1 AC.
	PA 3	N/A	Commercial Tourist	19.8 AC.
	PA 4	15-30	Mixed Use	59.7 AC.
	PA 5	8-14	Mixed Use	10.0 AC.
	PA 6	14-20	Very High Density Residential	12.3 AC.
	PA 7	N/A	Mixed Use	35.3 AC.
	PA 8	8-14	Mixed Use	11.9 AC.
	PA 9	N/A	Commercial Retail	16.2 AC.
	PA 10	N/A	Commercial Tourist	41.5 AC.
			Total Area	449.9 AC.

N NOT TO SCALE

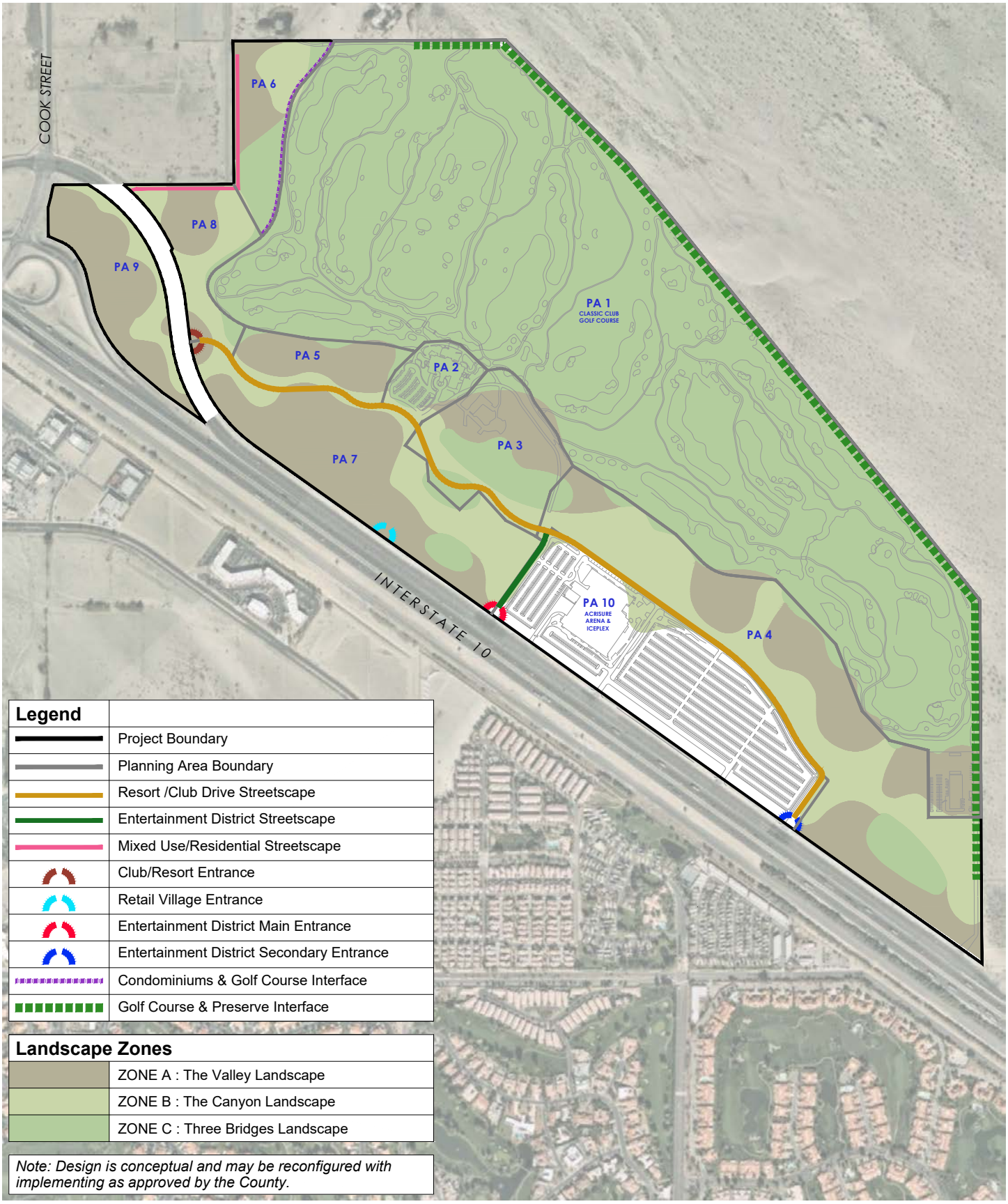
SOURCE: MSA Consulting, Inc.; 2023-09-29

FIGURE **4**

Meridian Consultants

Classic Club Specific Plan Amendment Conceptual Land Use Map

342-003-22



SOURCE: MSA Consulting, Inc.; 2023

FIGURE **5**

Meridian Consultants

Conceptual Landscape Plan

342-003-22



Typical Valley Landscape (Zone A) Section



Typical Canyon Landscape (Zone B) Section



Typical Three Bridges Landscape (Zone C) Section

SOURCE: MSA Consulting, Inc.; 2023

FIGURE **6**

Meridian Consultants

Conceptual Landscape Zones

342-003-22

- The Canyon Landscape (Zone B) is the most diverse environment, blending the two other typologies. Creating a more intimate scale in the primary pedestrian spaces has the flexibility to function as climate mitigation, architectural accent, and visual interest.
- The Three Bridges (Zone C) palette has been borrowed from the existing Classic Club Golf Course that helps to provide windbreaks and trap errant sand blown in from the adjacent open spaces. Evergreen canopy trees provide a backdrop and shade for the proposed fitness trails.

Planning Areas

Planning Area 1: Open Space Recreation

Planning Area 1 is shown in **Figure 7: Planning Area 1** and is fully constructed with an 18-hole championship golf course occupying 240 acres. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of the Riverside County Zoning Ordinance, No 348:

1. Golf courses and appurtenant facilities, including clubhouses. A clubhouse is permitted to have customary retail shop and restaurant facilities.
2. Lakes, including noncommercial fishing therefrom.
3. Parking lots, only for above-listed permitted uses, pursuant to the provisions of Section 18.12 of the Riverside County Zoning Ordinance, No. 348, except that not less than five percent of the interior of such parking lots shall have distributed landscaping in addition to the landscaping requirements of Section 18.12 of the Riverside County Zoning Ordinance, No. 348.
4. Water wells and appurtenant facilities.
5. On-site identification signs, maximum size – ten square feet.

Planning Area 2: Open Space Recreation

Planning Area No. 2 is fully constructed with an 81,000-square-foot, three-story golf clubhouse facility, as shown in **Figure 8: Planning Area 2**. The golf clubhouse includes typical golf-related amenities such as a pro-shop, golf cart storage/maintenance, locker rooms, offices, and restaurant, lounge, and banquet facilities.

Planning Area 3: Commercial Tourist

Planning Area 3 is shown in **Figure 9: Planning Area 3**. This area is designated for a 366-key resort hotel. The hotel would be of Mediterranean architecture and the tallest building on the Project Site. Hotel parking would be located in surface parking lots and basement levels within the hotel. The hotel facilities would include a service lobby with front desk, dining services, gift shop, administrative offices, restrooms, housekeeping, valet and room service, single loaded guestrooms, banquet rooms, entertainment/

conference facilities, spa, and pool. The hotel would have a gross area of about 1,000 square feet per room and include the following components:

- 25,000-square-foot spa
- 32,000 square feet of conference and meeting rooms
- A three-meal restaurant and lobby bar
- A fine dining restaurant

Planning Area 4: Mixed Use

Planning Area 4, shown in **Figure 10: Planning Area 4**, is proposed as a mixed-use center located north and east of the Acrisure Arena. It is planned to include a collection of national and local retailers, restaurants, and family entertainment facilities, organized around a central promenade fronting the Classic Club Golf Course with connectivity to the adjacent Acrisure Arena. Multi-story residential, limited service extended stay hotels and a fitness center offering wellness services such as aerobic and muscular fitness training, nutritional guidance, interior or exterior pools, and sports courts would also be proposed within this planning area.

Planning Area 5: Mixed Use

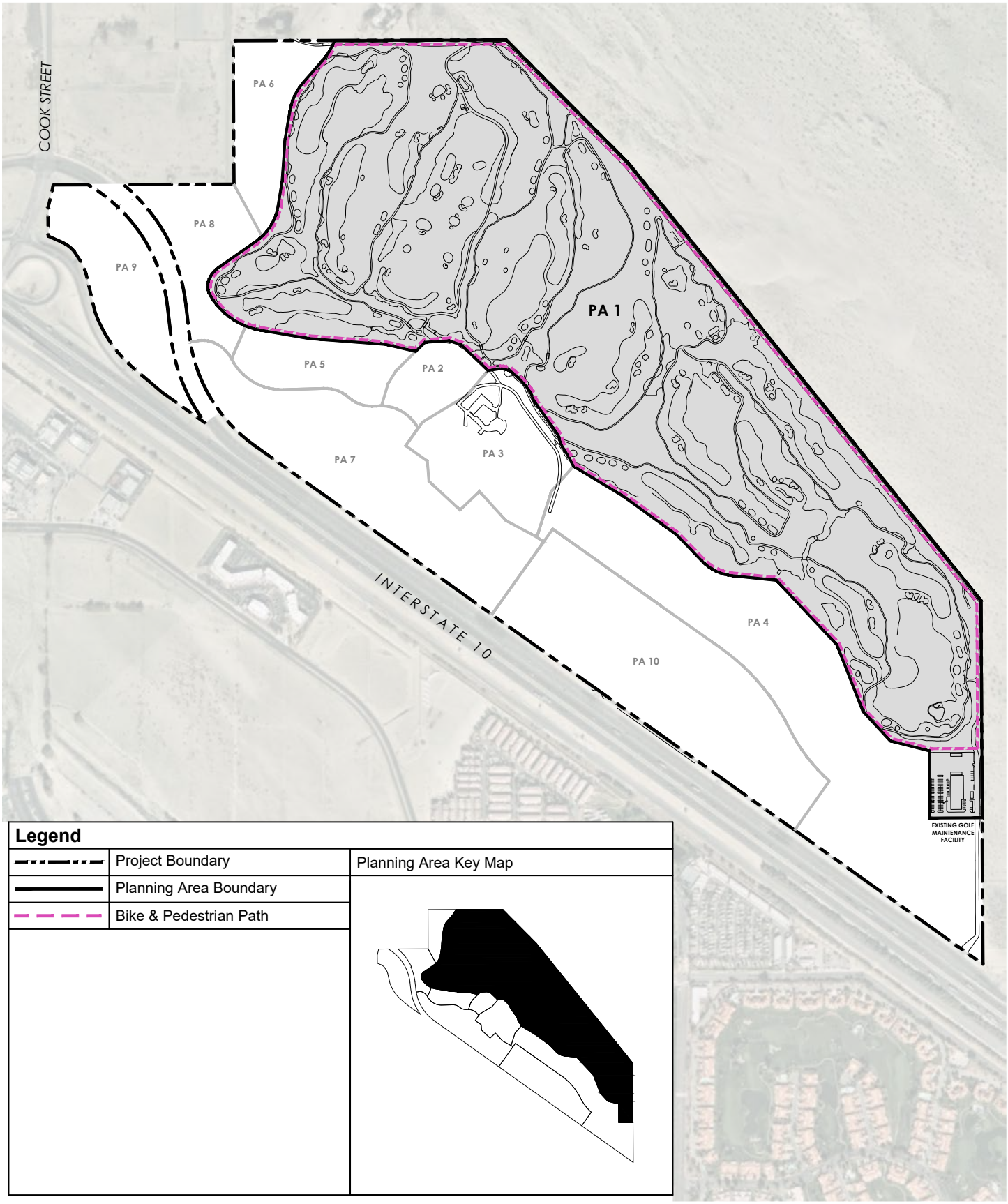
This planning area would be located on the east side Varner Road, along the 1st fairway of the golf course, as shown in **Figure 11: Planning Area 5**. This area would accommodate approximately 100 multi-family resort rental units and a 125-key limited service, extended-stay hotel. Buildings would be constructed with podium or underground parking. The Hotel and the Resort rental components would include pool facilities and separate offices providing marketing and sales.

Planning Area 6: Very High Density Residential

Planning Area 6 at the most north westerly portion of the Project Site, as shown in **Figure 12: Planning Area 6**, would include construction of luxury Golf View Condominiums. A total of 205 luxury condominium units would be constructed in this Planning Area. The units would be available in various sizes and configurations. These luxury condominiums are allowed in this Planning Area under the existing entitlements, and the proposed Project does not include any modifications to this Planning Area.

Planning Area 7: Mixed Use

Planning Area 7, shown in **Figure 13: Planning Area 7**, would be a retail village occupying 400,000 square feet. This mixed-use retail village would be comprised of multiple floors. Shops and restaurants would be provided on the ground floor. The second floor would consist of office uses and the possibility of additional retail uses. The third floor would have residences, and parking would be located underground or in attached structures. These are all allowed uses in this Planning Area under the existing entitlements, and the proposed Project does not include any modifications to this Planning Area.



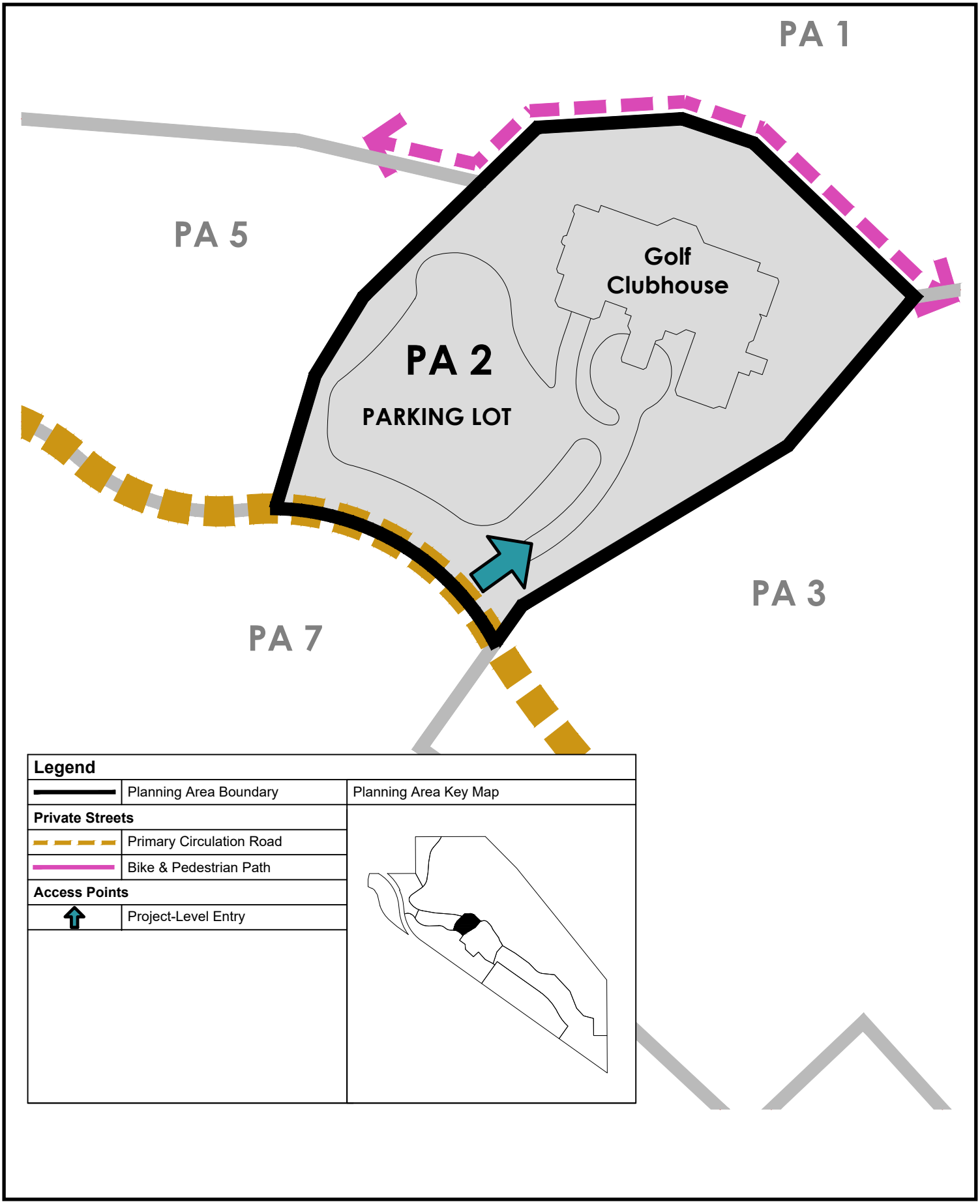
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **7**

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Planning Area 1

342-003-22



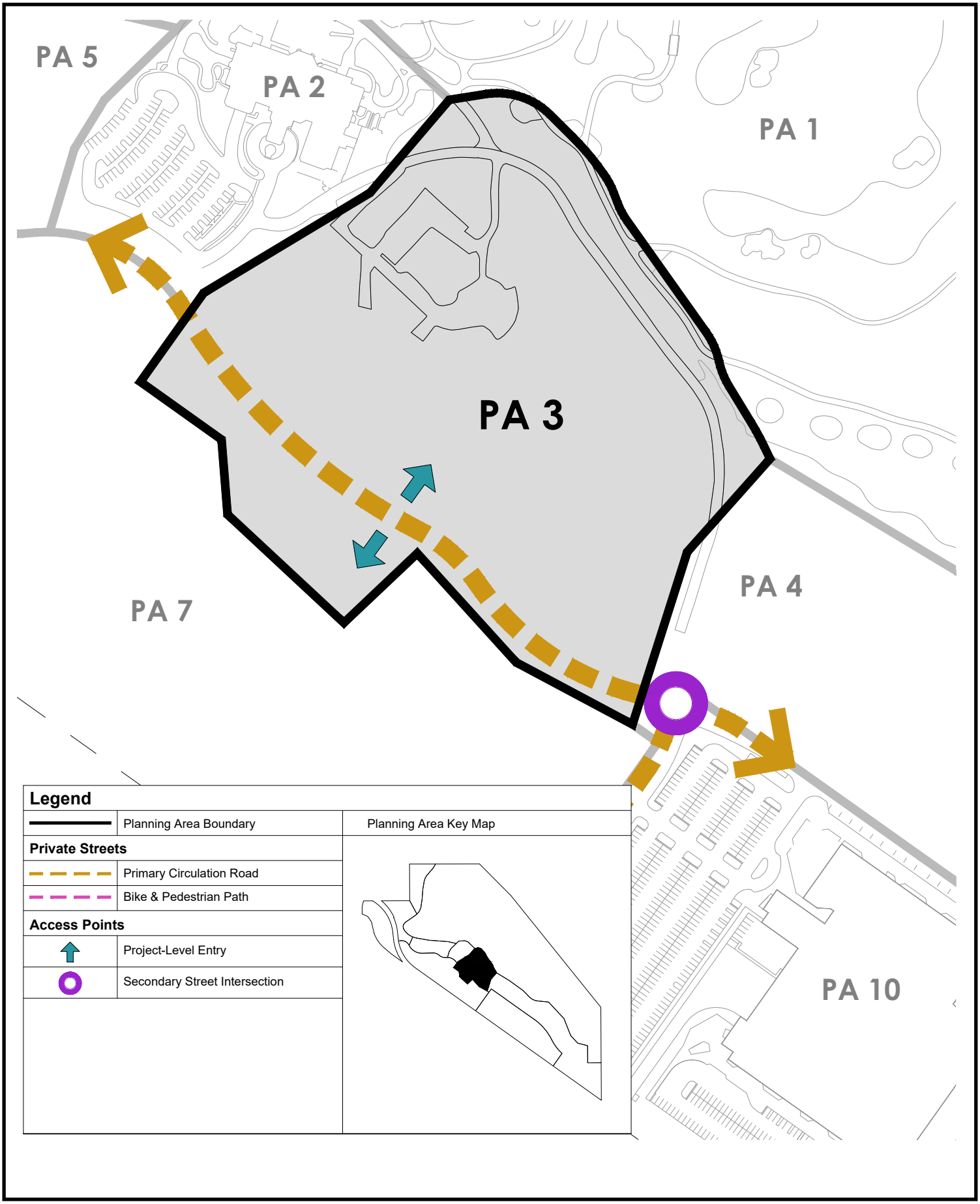
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **8**

Meridian Consultants

Planning Area 2

342-003-22



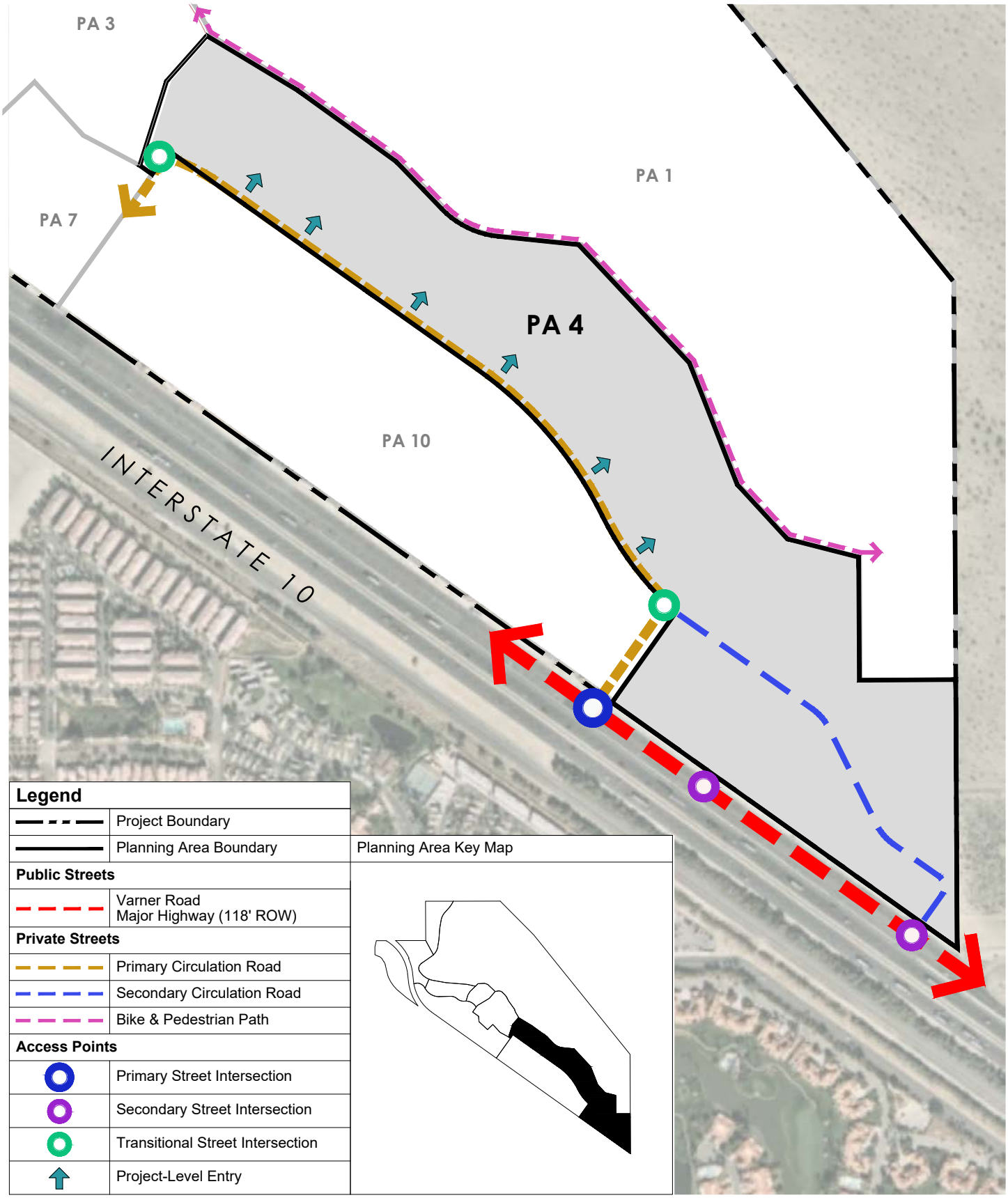
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **9**

Meridian Consultants

Planning Area 3

342-003-22



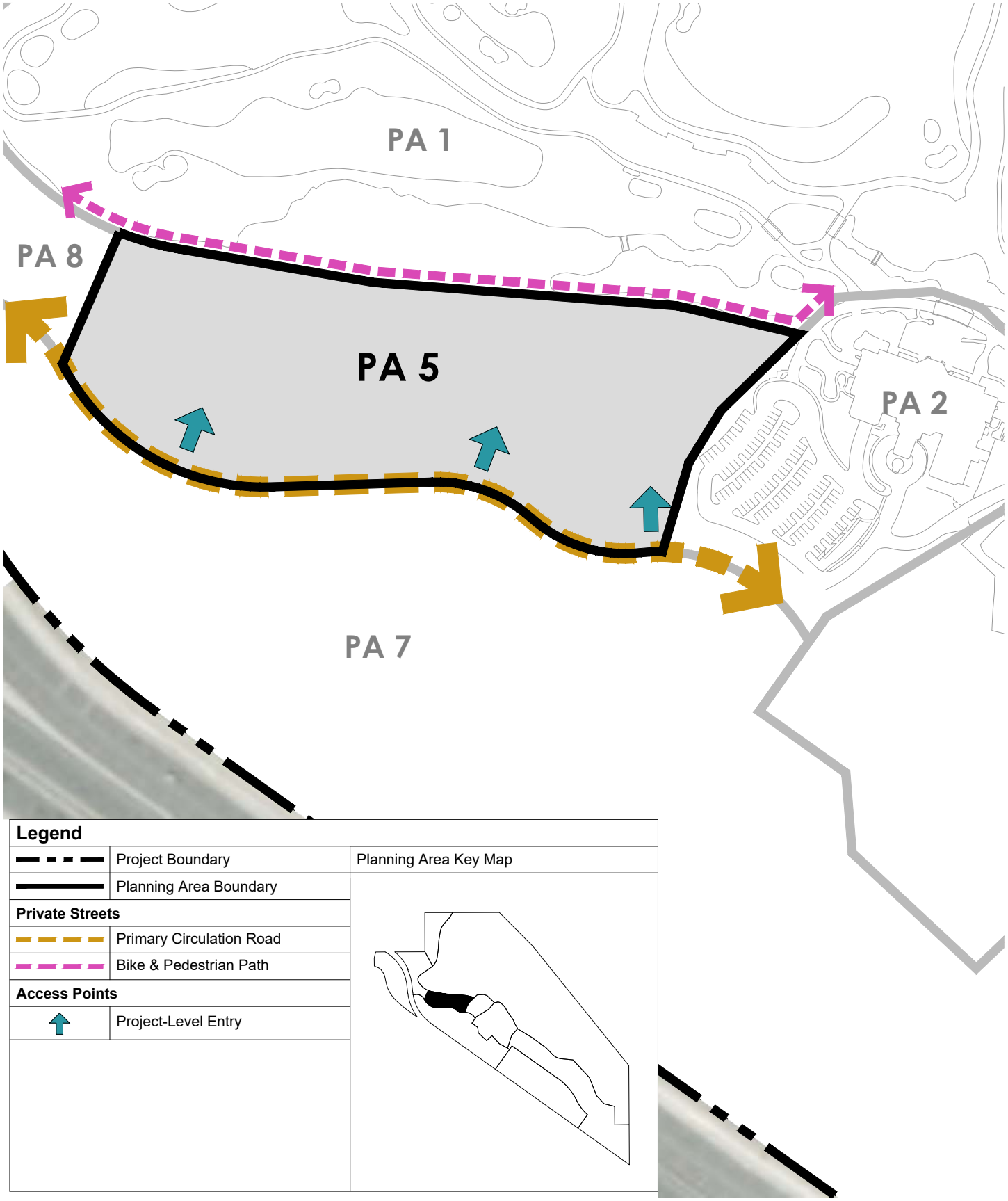
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **10**

Meridian Consultants

Planning Area 4

342-003-22



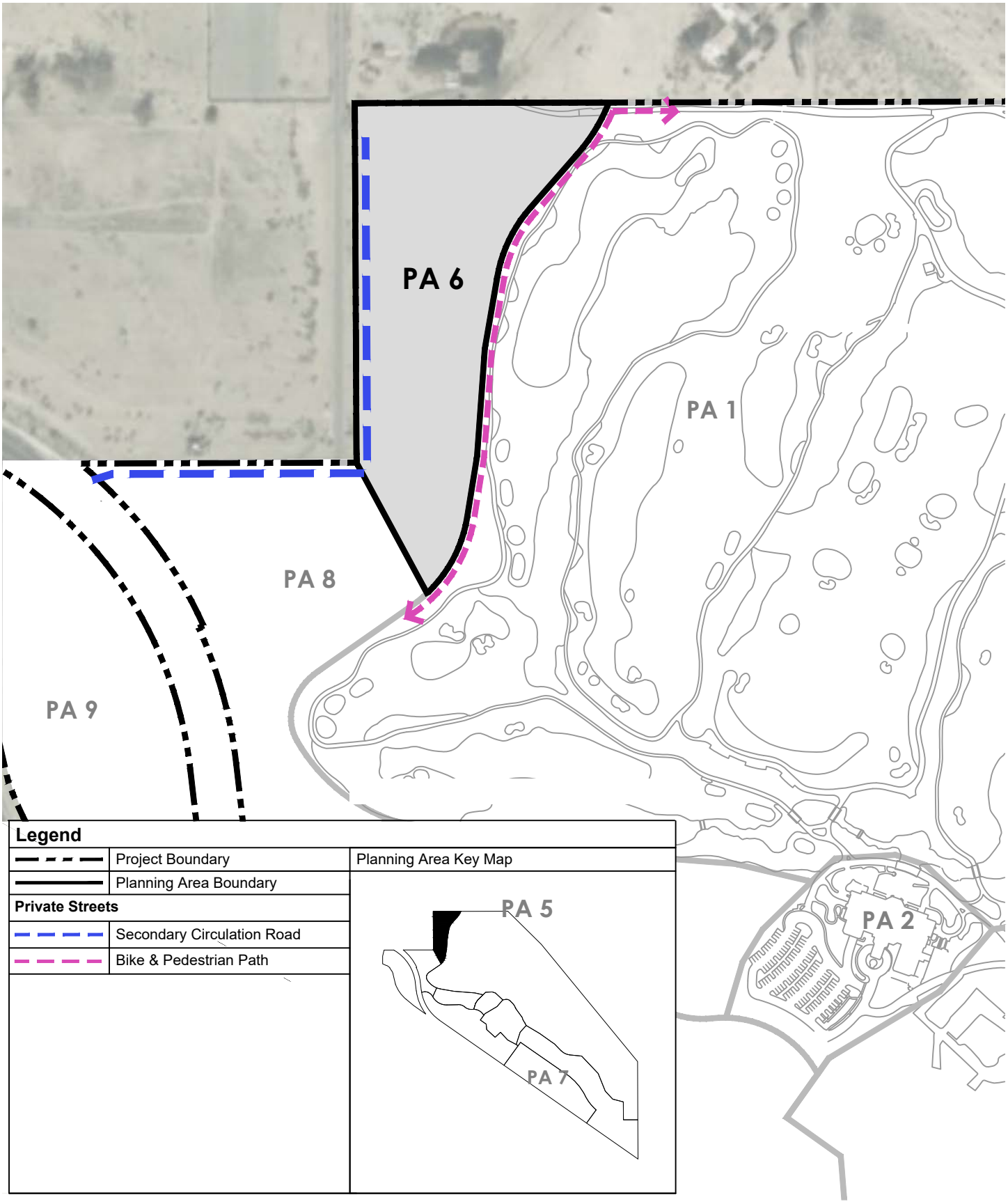
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **11**

Meridian Consultants

Planning Area 5

342-003-22



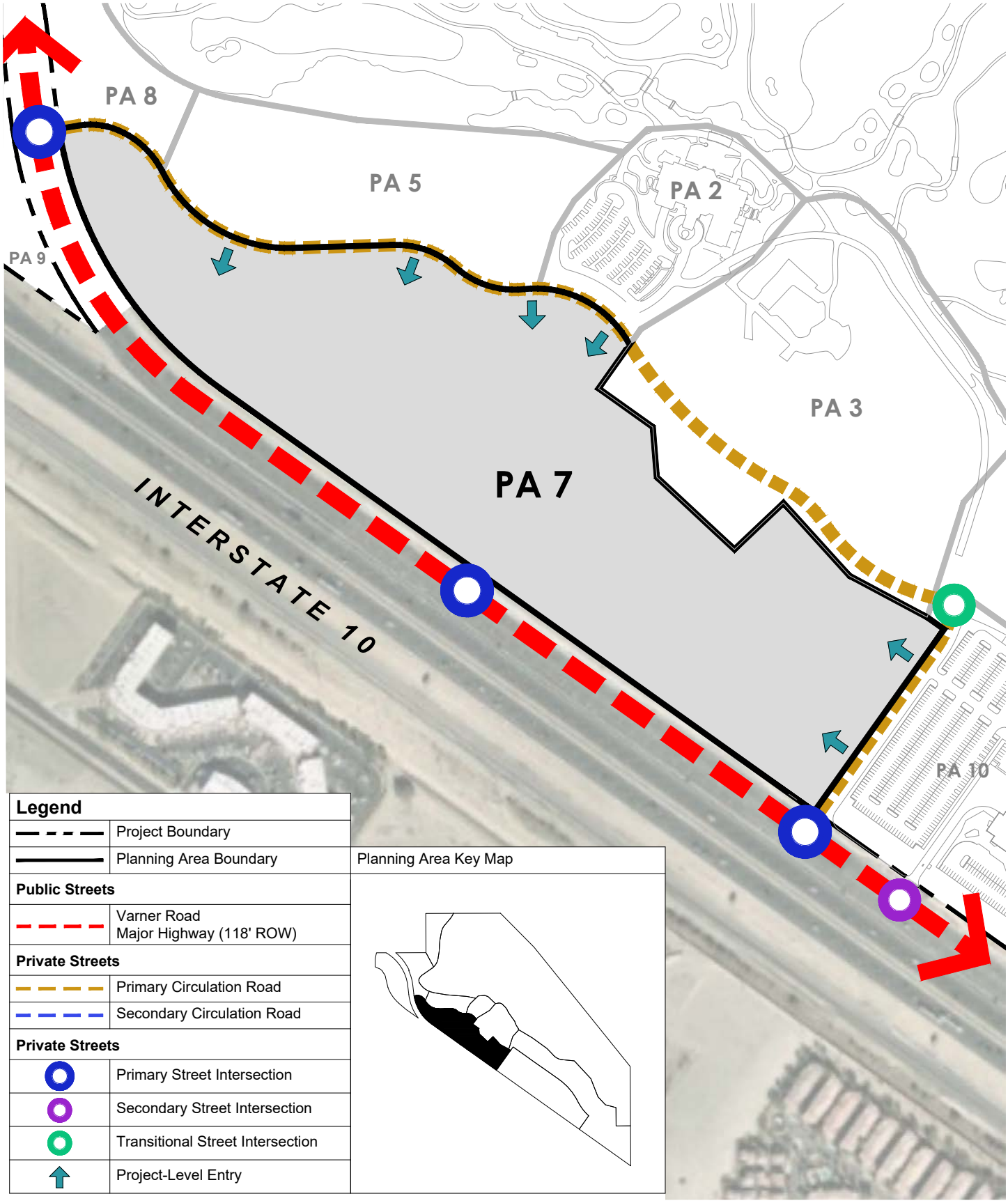
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **12**

Meridian Consultants

Planning Area 6

342-003-22



SOURCE: MSA Consulting, Inc.; 2023

FIGURE **13**

Meridian Consultants

Planning Area 7

342-003-22

Planning Area 8: Mixed Use

This Planning Area would be situated on the east side of Varner Road and adjoins the 2nd fairway of the golf course, as depicted in **Figure 14: Planning Area 8**. This area would accommodate approximately 150 multi-family apartment units and one or two limited service, extended-stay hotels, totaling 125 keys. The hotel and apartment components would include pool facilities and resident amenities. The multi-family apartments would be visible along Varner Road when entering the Project Site at Classic Club Drive.

Planning Area 9: Commercial Retail

Planning Area 9 would be the only planning area physically separated from the remainder of the Project Site, as shown in **Figure 4** and **Figure 15: Planning Area 9**. The commercial retail center within Planning Area 9 would be located adjacent to the I-10 freeway and south of Varner Road and would accommodate up to 75,000 square feet of retail space including multiple tenants with a variety of commercial uses. Building configurations and square footage would be dependent upon market conditions and specific uses determined prior to submittal of a Plot Plan application.

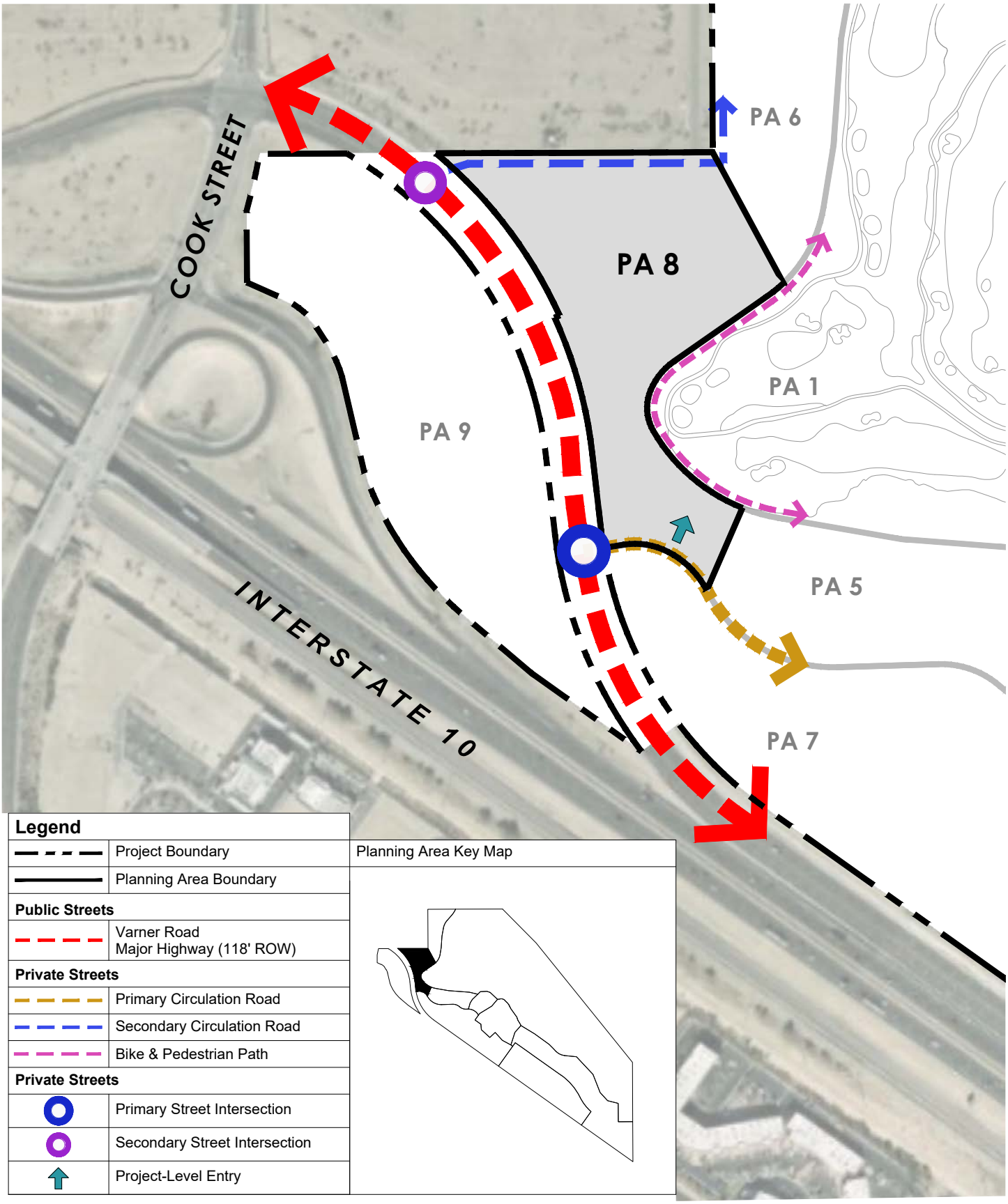
Planning Area 10: Commercial Tourist

Planning Area 10 contains the fully constructed Acrisure Arena, as shown in **Figure 16: Planning Area 10**. The facility includes a multi-purpose arena and event center, hockey training facility with practice ice, retail skate shop, public open space, and surface parking (totaling approximately 295,000 square feet). This arena (approximately 260,000 square feet) hosts an American Hockey League team and provides a year-round venue for other events in the Coachella Valley, including concerts, family shows, other sporting events, cultural events, conferences, and conventions. As shown in **Figure 4**, this Planning Area is located between the Mixed-Use Planning Area 4 to the north and Varner Road to the south, and will be integrated into the village concept established by the proposed Classic Club Specific Plan Amendment through a network of streets and pedestrian corridors.

Proposed Project Development Vision

The proposed Project includes a mix of retail, residential, restaurants, and sports-oriented family entertainment venues, as well as pedestrian promenades with landscaping to provide shade. Building design and overall architecture would be based on a distinctive "California Modern Desert" style characterized by articulated massing, varied parapet heights, layering of materials, variable roof planes, and shading techniques. Streets would be designed as corridors not only for vehicles but also pedestrians, electric vehicles, and bicycles. Formal and informal outdoor public spaces would also be provided. The proposed mixed uses allow for varied uses in any number of combinations, such as:

- Multi-Family, Multi-story Residential Units with surface and covered parking are assembled into a composition adjacent to golf course. Arranged in clusters, these buildings form parking courts on the inside and pedestrian-scaled green spaces on the outside. Parking is located to the center of the site to maximize the aggregated landscaped areas along the community perimeter. The architecture will consist of predominantly contemporary forms with a mixture of exterior materials including plaster, cement fiber board, and brick or stone veneer. Roofs will be a mixture of sloped planes and flat areas with parapets screening roof top equipment.
- Full-Service Resort Hotels serve destination resort guests visiting The Classic Club Golf Course or merely attending a concert at the Acrisure Arena. The adjacent residential community will benefit from nearby accommodations for business travelers and guests in hotels with a variety of room types and amenities, including gathering zones, meeting facilities, outdoor pool amenity areas, and the adjacent Classic Club Golf Course. These hotels are generally part of a national brand with a distinctive prototype architectural look and layout, which can be adapted to the local environment and desert design aesthetic. Additionally, selecting boutique hotels should complement the healthy, pedestrian oriented lifestyle and provide a unique and intimate experience for visitors and guests.
- Limited-Service Business Hotels will be situated throughout Classic Club to offer business style hotel rooms, adjacent convenient support retail, and food related services, as well as guest accommodations for the residential community. Many limited-service hotels support business travelers that desire operations where families can stay for multiple days in a suite environment with or without kitchen areas.
- Life-Style Retail/Restaurant Centers consist of a collection of national and local retailers, restaurants, and family entertainment venues organized around a central pedestrian “Promenade.” Sit-down fine dining restaurants and lifestyle centers with outdoor dining will be organized around the “Promenade” with shade and water features to create an inviting outdoor space. The Promenade will also create opportunities for local community functions, outdoor concerts, and general place making.
- Full-Service Fitness Centers offer a complete workout environment for local residents and resort guests. Members have access to luxury amenities, expert instructors, and fitness classes. A fitness center can offer a multitude of wellness services such as physical activity, aerobic and muscular fitness, as well as nutrition services. Full service fitness centers will also offer interior and / or exterior pools and sports courts.
- Sports Oriented Family Entertainment has had a tremendous resurgence over the past decade as a family fun experience by multiple generations. With adjacency to the Classic Club Golf Course, several golf-oriented family entertainment areas may be offered as follows.
- High Tech Golf Driving Ranges feature microchip golf ball technology that measures distance and accuracies. The contemporary architecture will feature iconic entry features and fenced driving range. Players tee off from a driving bay onto a landscaped outfield with targets ranging in distance from 20 to 215 yards. Players receive instant feedback on how far they have hit a shot and are allocated points based on distance and accuracy.



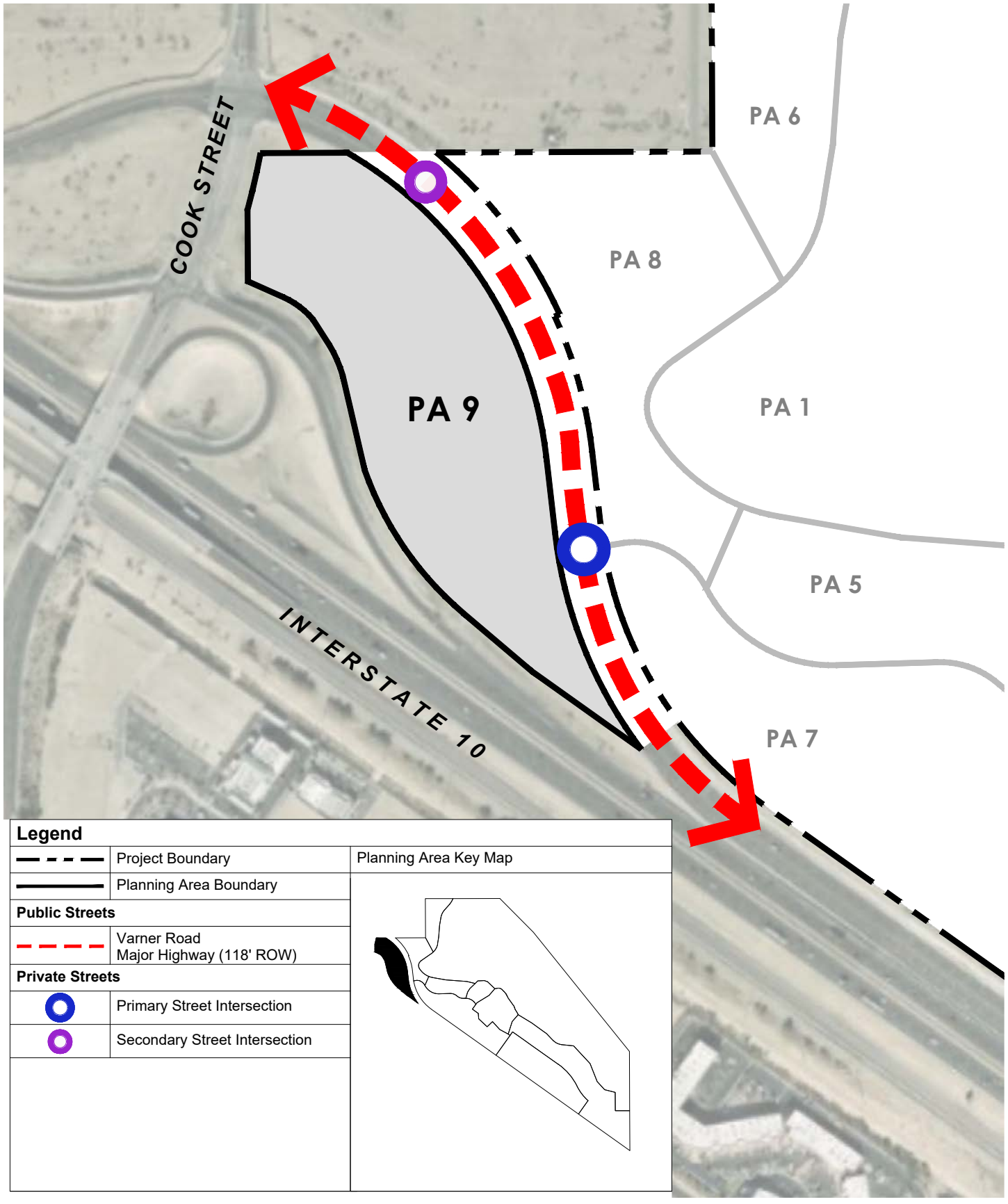
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **14**

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Planning Area 8

342-003-22



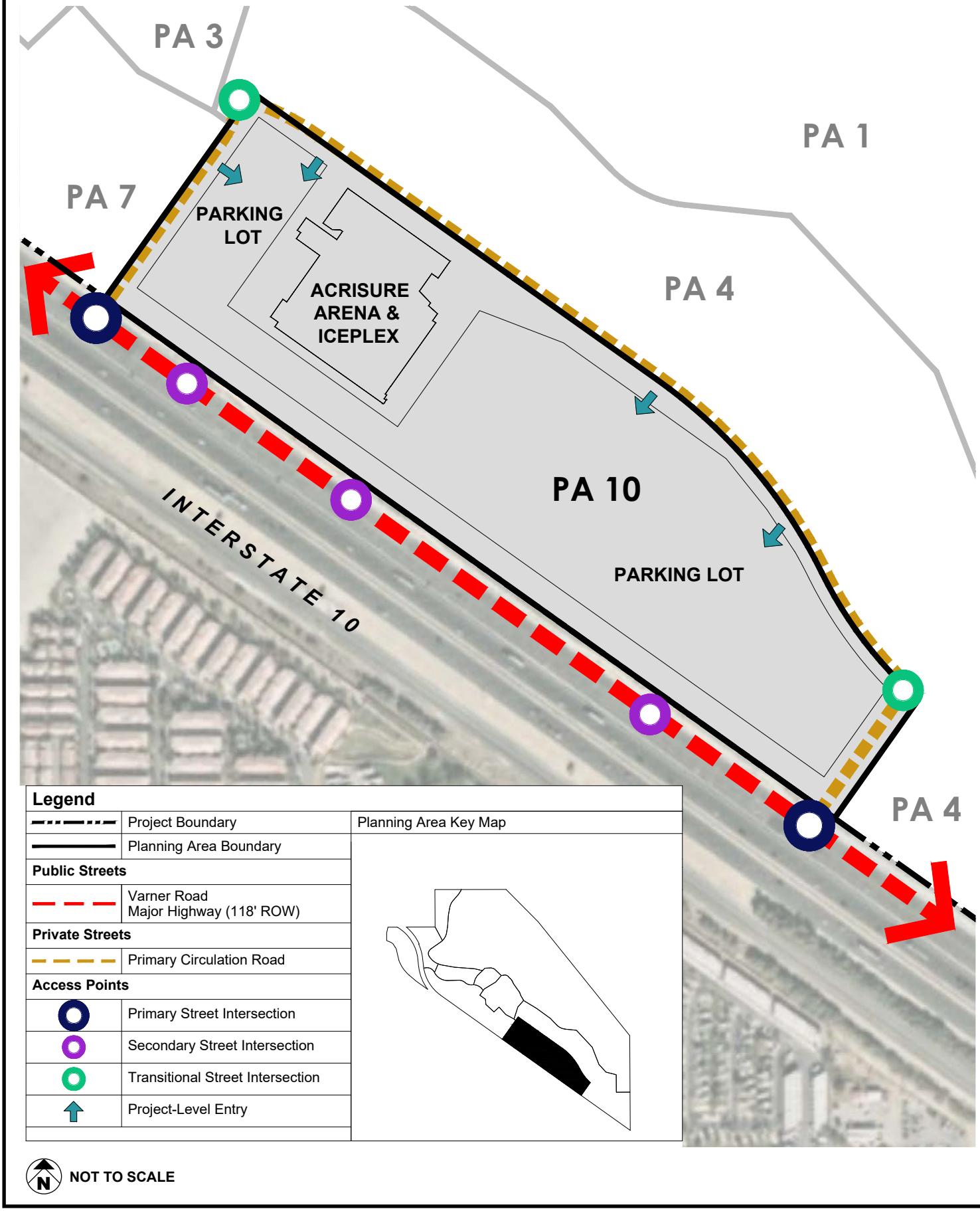
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **15**

Meridian Consultants

Planning Area 9

342-003-22



SOURCE: MSA Consulting, Inc.; 2023

FIGURE **16**

Meridian Consultants

Planning Area 10

342-003-22

- Putting Experience Centers are golf and casual dining centers that merge dynamic, technologically advanced golf environment with food and beverage experiences. Putting centers offer a variety of family fun and entertainment through interactive and competitive atmosphere.
- Pickleball Centers accommodate one of the fastest growing sports in America, played on a court half the size of a tennis court. The rules are a mix of tennis and ping pong and are easy and fun for all ages. Each venue offers indoor and outdoor spaces for both public and private parties, and typically hosts an impressive schedule of events including concerts, charitable fundraisers, and watch parties.
- The Acrisure Arena was constructed in 2022 and serves as the home arena for the American Hockey League's Coachella Valley Firebirds. It offers a year-round variety of professional hockey games, concerts, and other entertainment venues.

Proposed Project Development Standards

To ensure the orderly development of the land use plan on a community wide basis, the following project-wide development standards would be applied to the proposed Project:

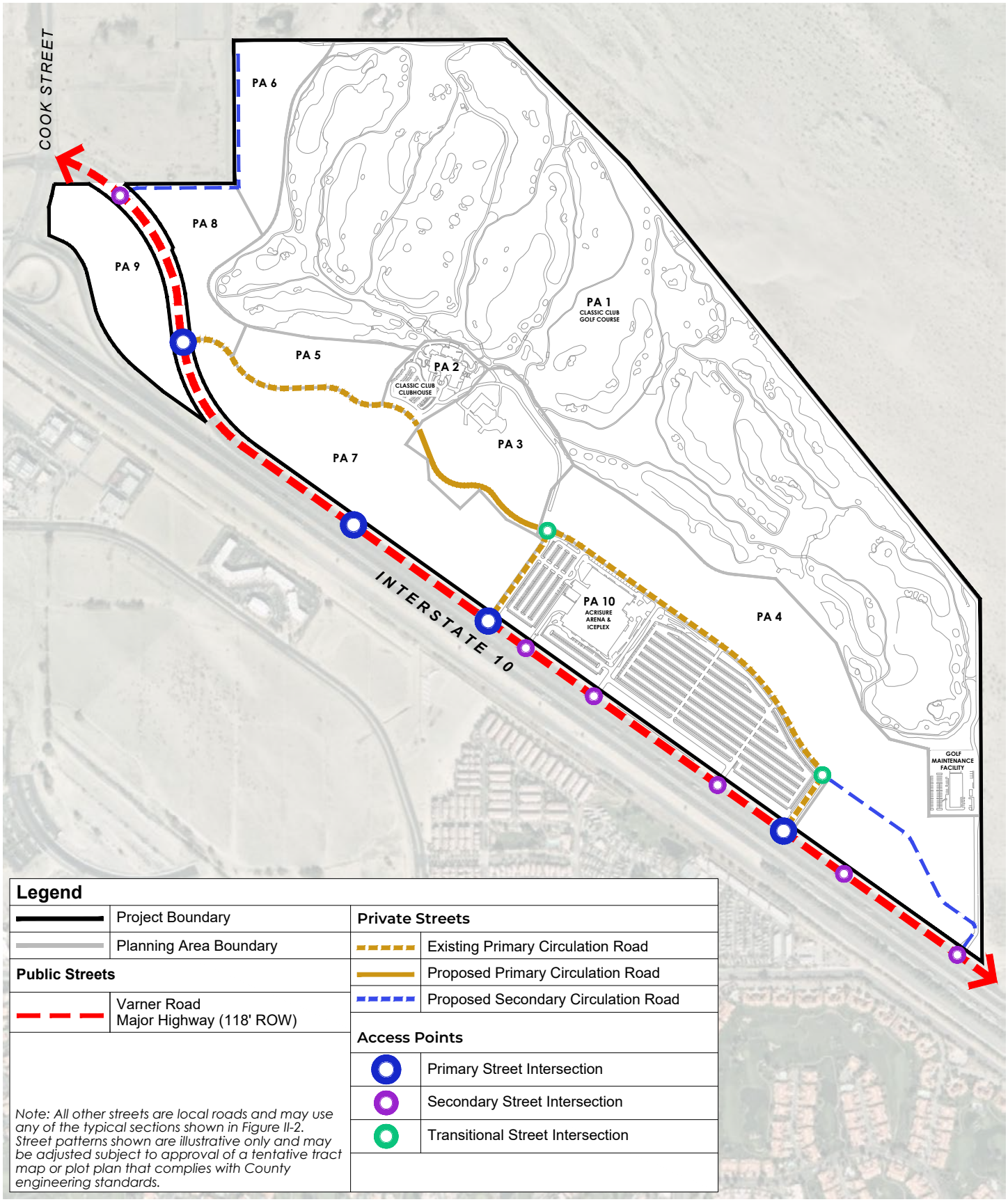
1. The Classic Club Specific Plan Amendment would develop a maximum of 1,105 dwelling units; 1,101,000 square feet of commercial retail space (Mixed Use); 18 holes of golf with 81,000-square-foot clubhouse and golf practice facilities (Open Space Recreation); a 295,000-square-foot arena, event center, and hockey training complex (Commercial Tourist), 941 hotel keys with 25,000 square feet of spa area and 32,000 square feet of meeting rooms (Commercial Tourist, Mixed Use).
2. Land uses and development standards would be in accordance with the County development codes except as specifically modified by the Classic Club Specific Plan Amendment.
3. All development within the Project Site boundaries would be consistent with the Classic Club Specific Plan Amendment and subsequent amendments on file with the County Planning Department.
4. Prior to the issuance of a building permit for any land use associated with the proposed Project, the applicant shall first obtain clearance from the County Planning Department verifying that all pertinent sections of the Classic Club Specific Plan Amendment have been satisfied.
5. Lots created pursuant to the Classic Club Specific Plan Amendment shall be in conformance with the development standards contained in the Classic Club Specific Plan Amendment.
6. Mitigation measures for environmental resources shall be implemented as identified in the certified Environmental Impact Report Mitigation Monitoring Program.
7. Development area boundaries shall follow the land use plan. Minor adjustments to these boundaries resulting from final road alignments, site specific development plans and/or technical or engineering refinements will not require a Specific Plan Amendment.
8. For the security and safety of future guests and residents, the applicant and/or developer shall incorporate the following design concepts within each individual development proposal:

- Adequate circulation for pedestrians, vehicles, police patrols, and other emergency vehicles.
- Lighting of streets, walkways, and bikeways.
- Appropriate fencing including location, height, and materials.

9. As final design occurs, planning areas may be built out at less than the density allocated, creating a remainder of un-built dwelling units. The developer may, subject to the approval of the Planning Director, draw upon the accumulated pool of residual dwelling units for use in other residential planning areas.
10. The Planning Director shall have both the authority to determine substantial conformance with the provisions of this Specific Plan and the authority to allow changes of 10% or less.
11. Unless modified by the Classic Club Specific Plan Amendment, development of the property shall be in accordance with the mandatory requirements of all County ordinances, including Ordinance Nos. 348 and 460, and shall conform substantially to the adopted Specific Plan as filed in the office of the County Planning Department, unless otherwise amended.
12. Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the County Planning Department and approved prior to issuance of any building permits.
13. The project proponent will work with the County and others to explore the possibility of providing affordable housing, either within the Specific Plan Area or alternative site(s) acceptable to the County.

Project Site Access

Access would be provided by Varner Road which runs parallel to the southern boundary of the Project Site and the northern boundary of Interstate (I-) 10. A circulation plan has been developed for the proposed Classic Club Specific Plan Amendment area, which is multimodal and includes vehicular, pedestrian, and bicycle systems. **Figure 17: Conceptual Vehicular Plan** shows the street system for the proposed Project. Varner Road intersects Cook Street (immediately west of the Project Site) and Washington Street (approximately three miles to the east). The County designates Varner Road as a Major Highway (118' right of way). Although depicted in the Riverside County General Plan as a Secondary Highway (100' right of way), the Varner Road cross section that is parallel to I-10 has been modified by the County Transportation department staff to accommodate projected growth associated with the Project Site and surrounding area. In areas where Varner Road abuts Planning Area No. 9 (Commercial Retail), a sidewalk and landscaped buffer would be incorporated on both sides, more typical of a standard street cross section. As shown in **Figure 17**, access into Planning Area No. 1 through Planning Area No. 8 and Planning Area No. 10 of the Classic Club Specific Plan Amendment area would be provided via signalized intersections along Varner Road. Multiple intersections along Varner Road would be signalized as warranted. Access points would be internally linked to offer multiple options for entering or leaving the



NOT TO SCALE

SOURCE: MSA Consulting, Inc.; 2023

FIGURE **17**

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Conceptual Vehicle Plan

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Project Site. These access points have been strategically placed along the southern boundary of the Project Site (from west to east). The internal circulation pattern would be predominantly east/west with primary streets servicing the major development components and future local roads/driveways serving specific uses and individual properties. Primary access into the commercial area (Planning Area 9) would align with Classic Club Drive. Additional access points into the commercial area may be established as the proposed Project develops, but would be limited to right in/right out only unless an additional signal is warranted. Further south, the five intersections associated with the Acrisure Arena have already been constructed. In addition, portions of Classic Club Drive and Delfino Parkway have been built and are existing on-site.

Pedestrian & Bicycle Access

Pedestrian circulation would be accomplished by a system of sidewalks and walkways which provide connectivity throughout the Project Site, as shown in **Figure 18: Conceptual Pedestrian Circulation Diagram**. The pedestrian circulation system would provide a system of ADA compliant sidewalks and walkways which link together the Project Site, maximize safety and functionality by separating vehicular routes from pedestrian paths, create a walking environment with visual interests (i.e., vistas, rest stops, fountains, etc.), and would accommodate the needs of all pedestrians.

Figure 18 also shows the conceptual bicycle circulation system for the proposed Project, including an approximately 3.1 mile multi-modal path that would loop around the Classic Club Golf Course. The bicycle circulation system would comply with Riverside County bikeway policies and standards, and provide adequate parking facilities for bicycles.

Development Plan

Construction of the proposed Project would be done progressively in phases. Total buildout of the proposed Project is expected to take approximately 10 years. Construction would begin in 2025 and full development is anticipated to be completed by 2035.

Grading Plan

The existing topography within the Specific Plan No. 343 Area is generally flat. On-site surface elevation ranges from approximately 167 to 172 feet above mean sea level. The proposed project site slopes gently from north to south and supports variable slopes and rises that follows both natural topography and recently installed flood control infrastructure. The Grading Plan for the proposed Project has been developed to achieve the following goals:

1. Accomplish a balance of cut and fill within the project;

2. Create a storm channel within the golf course boundary which meets the criteria for conveyance specified in the Classic Club hydrology report; and
3. Provide flood protection for on-site development south of the Classic Club golf course per FEMA standards.

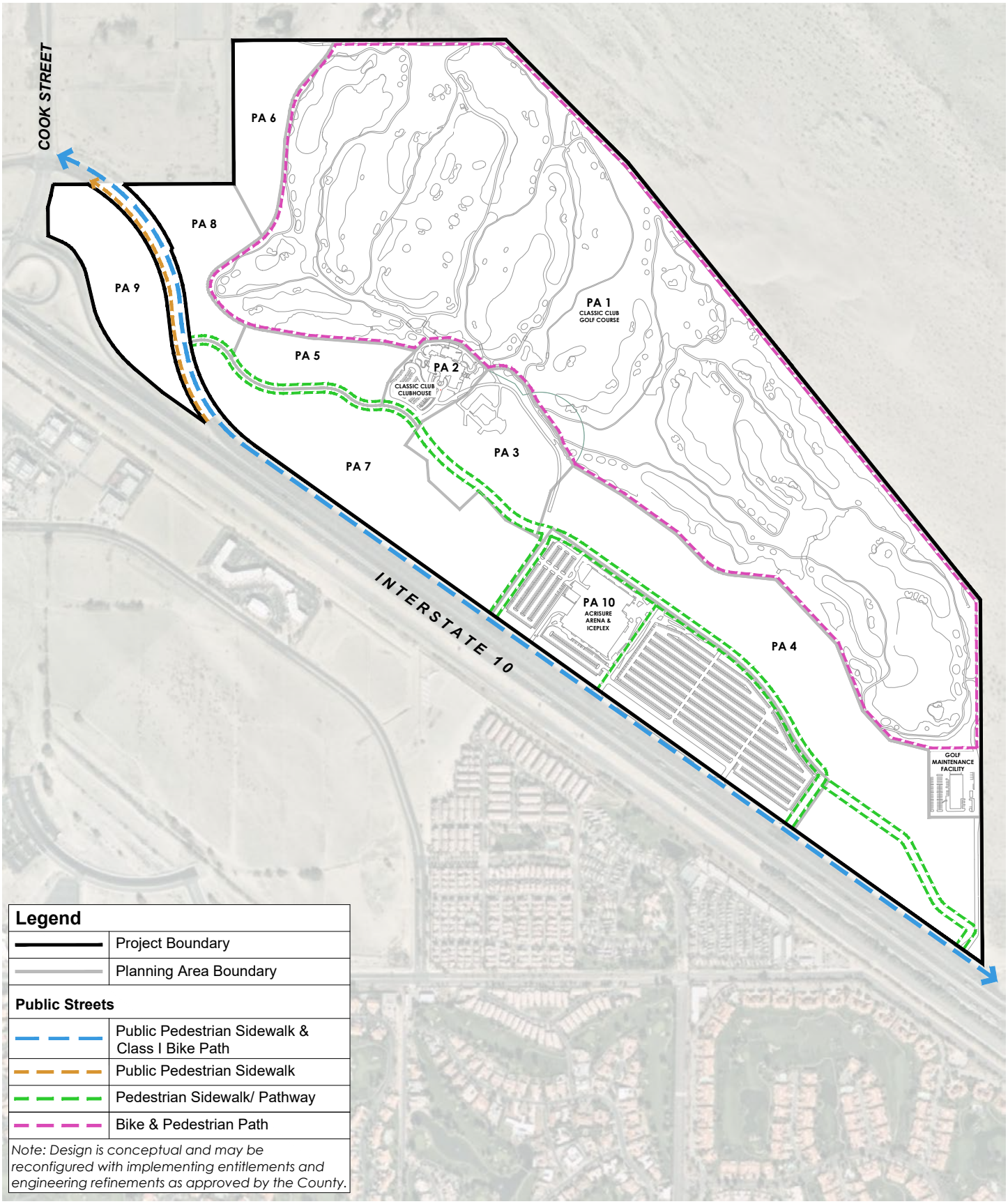
Anticipated developed condition finished floor elevations are shown in **Figure 19: Conceptual Grading Plan**. In accordance with the Classic Club Hydraulic and Hydrology report, the Classic Club golf course will be graded to create a channel capable of conveying flows from the 100-year storm event tributary to the site. As part of the channel design, an earthen berm of sufficient height and width was graded along the southerly and westerly boundary of the golf course to protect all adjacent on-site development from storm flows contained within the golf course channel during such an event. Grading operations are expected to result in a balanced site as implemented on site specific development projects.

Hotel condominiums, villas, and the proposed research and development park would be located in areas where sheet grading has been proposed. As such, preliminary grading design for these portions of the development would match the sheet graded condition.

The total estimated amount of earth movement for the entire proposed Project as specified in the Classic Club Specific Plan Amendment, after shrinkage and subsidence, is 2,177,753 cubic yards each of import and export.

Drainage

The Project Site is partially within a designated 100-year flood plain. Drainage areas and key flood control features for the project are identified in **Figure 20: Conceptual Drainage Plan**. The proposed Project would implement features to assure that the 100-year storm is safely managed to meet the Riverside County Flood Control District, Regional Water Quality Control District (RWQCD), National Pollutant Discharge Elimination System (NPDES), Federal Emergency Management Agency (FEMA) Standards, and Coachella Valley Water District (CVWD). The regional direction of flow is generally from the northwest to the southeast, with main riverine flows entering the site from the west and flows from the alluvial fan to the north and east enter the site from those directions. To address the flood conditions, the existing golf course (Planning Area 1) has been designed with a series of meandering basins/channels to both retain and convey flows entering the site from the North and West. The riverine flows are the flows entering the golf course from the west. The riverine flow would be collected at the westerly edge of the site and conveyed via a channel to or around the golf course, depending on the final design of the Thousand Palms Regional Flood Control Plan. Runoff collected from Varner Road would be retained on-site. Flows exceeding the capacity of the retention area would be conveyed toward the golf course. The water would be released at its historical discharge along the eastern boundary of the property (Classic Club & south of



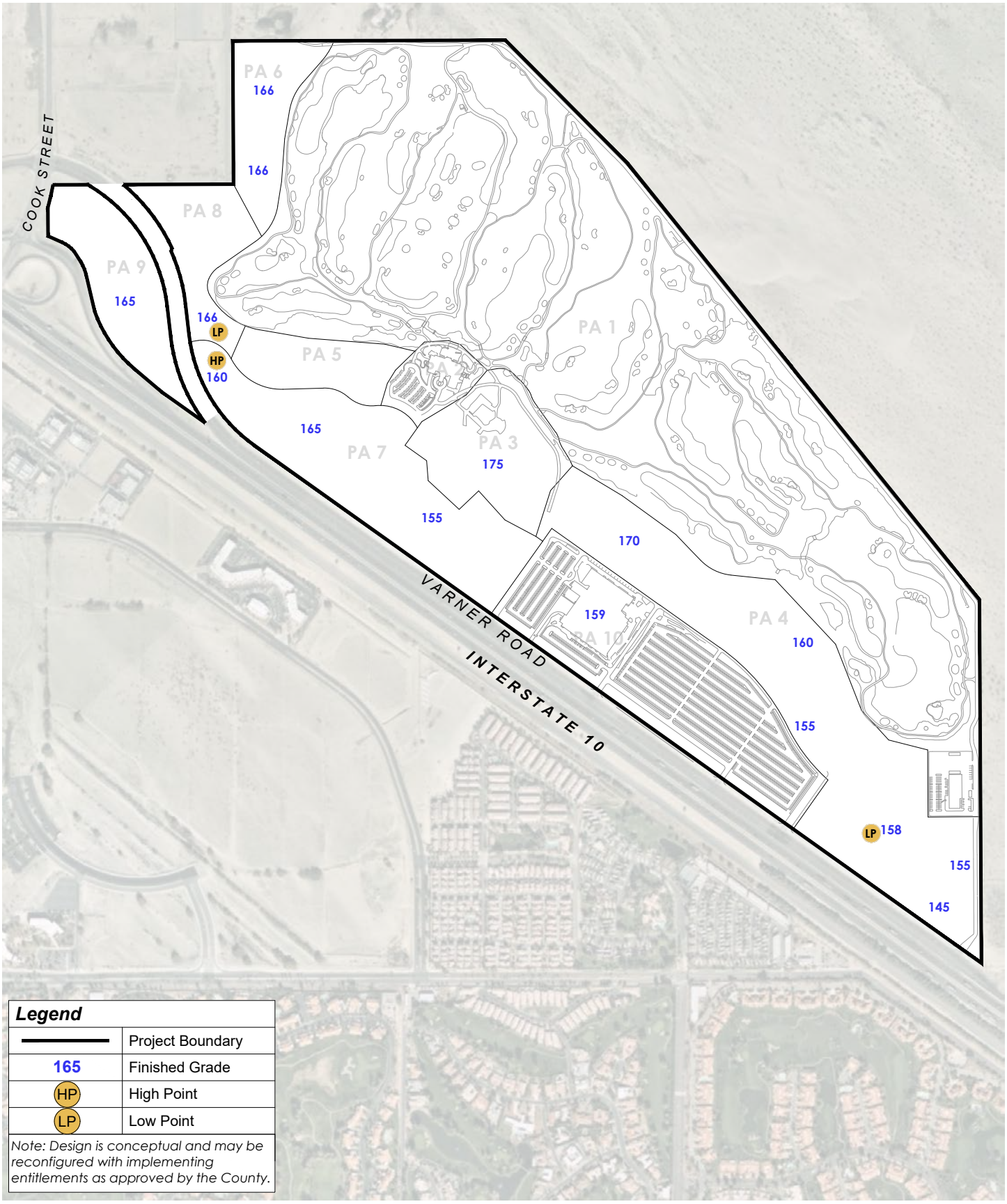
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **18**

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Conceptual Pedestrian Circulation Diagram

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Legend	
———	Project Boundary
165	Finished Grade
HP	High Point
LP	Low Point

Note: Design is conceptual and may be reconfigured with implementing entitlements as approved by the County.

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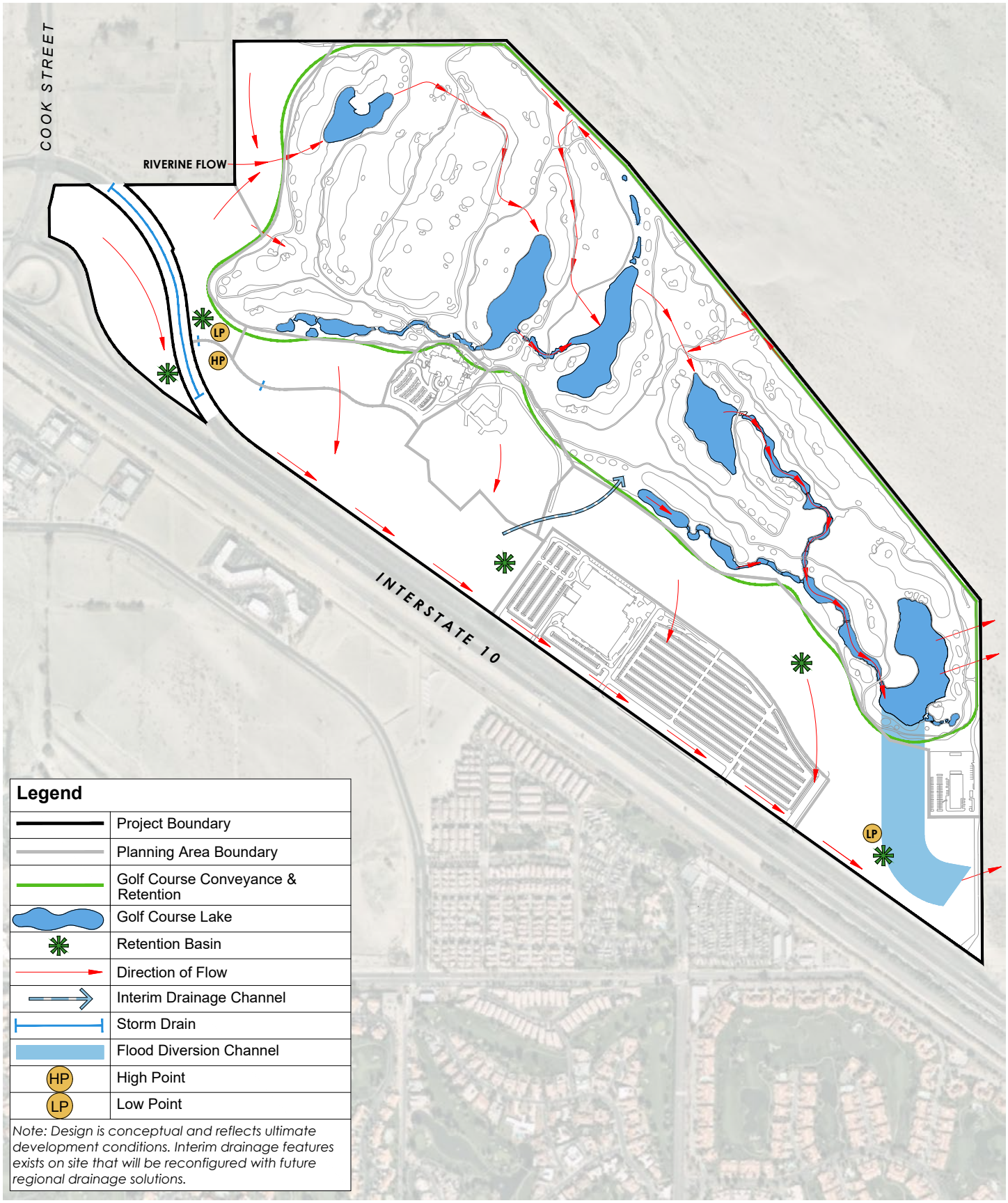
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **19**

Meridian Consultants

Conceptual Grading Plan

342-003-22



SOURCE: MSA Consulting, Inc.; 2023

FIGURE **20**

Meridian Consultants

Conceptual Drainage Plan

342-003-22

the Golf Maintenance Building). The final design and location of these flood control facilities are subject to CVWD approval and may include additional levies and/or channels to function properly in connection with the Thousand Palms Regional Flood Control facilities.

On-site drainage originating from development would be directed to retention basins within the golf course and/or various planning areas.

Utilities

Water

The Project Site is located within the service area of the CVWD for domestic water service. Existing water mains available for connection to the project include a 12-inch water main (located east of the project site at the southern entry of Jack Ivey Ranch) in Varner Road and an 18-inch water main located south of I-10 within the El Dorado County Club. The conceptual water plan to serve the proposed Project is shown on **Figure 21: Conceptual Water Plan**. To serve the proposed Project, a proposed 24-inch water main will be extended from the existing connection points (mentioned above) and will eventually loop throughout the Project Site and branch out to provide service to all areas. Pipelines within the development will range in size from 8 inches to 18 inches in diameter, dependent upon the water demand associated with the area being serviced. Public utility easements would be granted over water lines within the Project Site to provide CVWD with access and maintenance rights over their lines.

The golf course portion of the Project Site would utilize reclaimed water for irrigation purposes to the extent available. The remainder of the proposed Project would use well water to irrigate perimeter landscape areas surrounding the clubhouse, hotel, retail, and condos/villas/timeshare units. The reclaimed water line would connect to the CVWD plant located on Hovely Lane.

Sewer

The Project Site is located within the service area of the Coachella Valley Water District (CVWD) for sewer service. Existing sewer mains available for connection to the Project Site include a 24-inch sewer main in Varner Road which abuts the Project Site. The conceptual sewer plan to serve the proposed Project is shown in **Figure 22: Conceptual Sewer Plan**. The conceptual sewer system consists of 8-inch and 10-inch sewer lines located within the proposed Project's private street system and a 24-inch sewer main located within Varner Road. To serve the proposed Project, a proposed 10-inch sewer line would be extended from the existing 24-inch sewer main at multiple points leading into the Project Site. Pipelines within the development would then range in size from 8 inches to 10 inches in diameter, dependent upon the slopes and quantity of wastewater associated with the area being serviced. Public utility easements would be

granted over sewer lines within the Project Site to provide CVWD with access and maintenance over their lines.

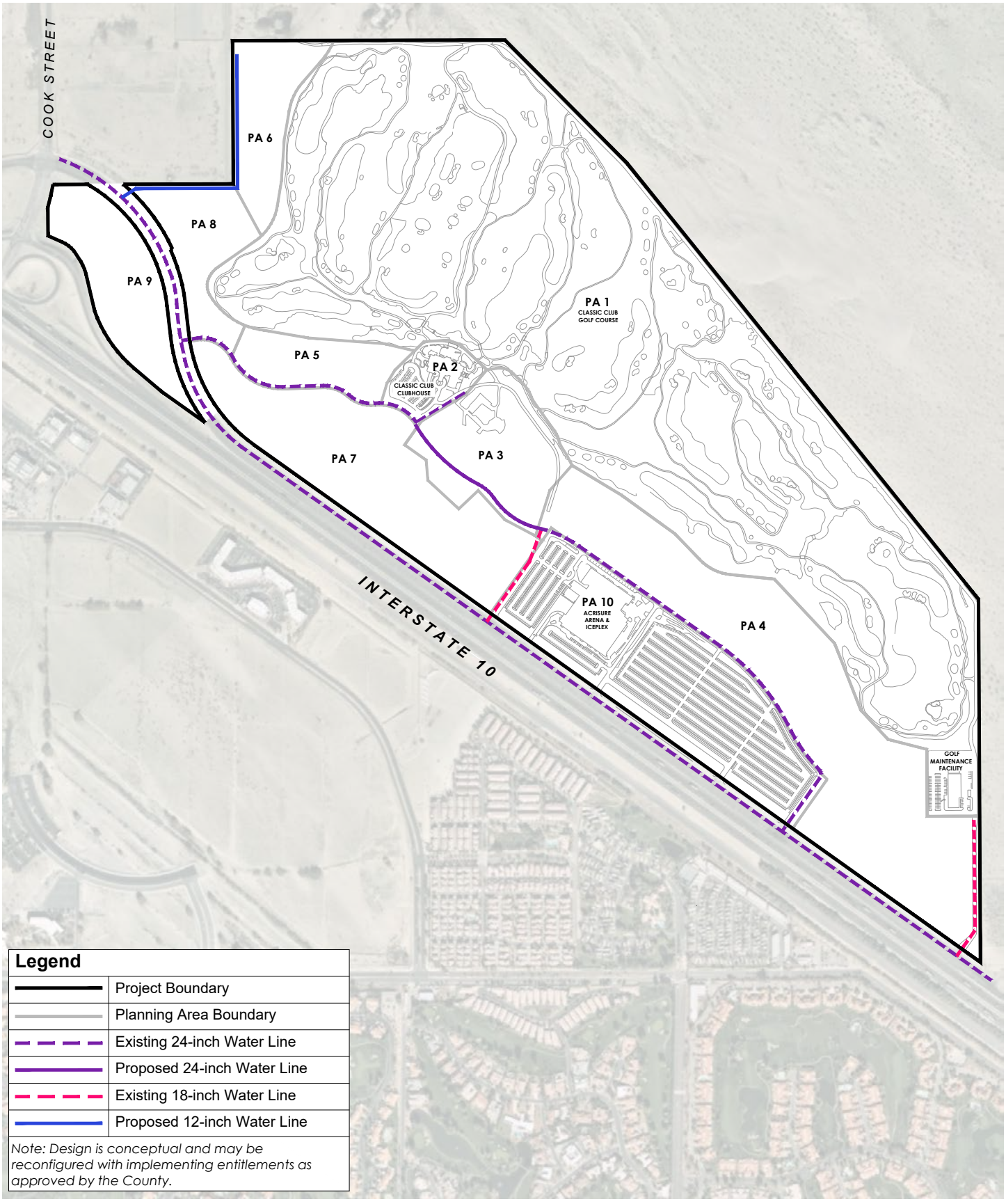
Electric

Electric service to the Project Site is anticipated to be provided by Imperial Irrigation District (IID), who is currently supplying electricity to the Classic Club golf course and clubhouse and the Arena. IID is working with the County and other stakeholders on expanding the network of substations, distribution facilities, and related infrastructure to serve the Thousand Palms area, which is subject to a separate environmental review process. IID would distribute power to the proposed Project through the existing distribution facilities and enhancements to those facilities would be located in the same previously disturbed right-of-way locations. Additionally, design of the proposed Project and proposed development within the Specific Plan No. 343 Area would be performed in conformance with provision R2-CE1: Clean Energy in the Riverside County Climate Action Plan (CAP), which requires at least 20 percent of energy demand generation from on-site renewable energy for commercial, office, industrial or manufacturing development; as well as to meet or exceed 20 percent of energy demand for multi-family residential development; and meet or exceed 30 percent of energy demand for single-family residential development.

Proposed Project Objectives

The proposed Classic Club Specific Plan Amendment would achieve the following goals:

1. Provide a comprehensive land use plan that identifies development scenarios which designate the distribution, location, and extent of land uses that compliment and serve visitors to the Acrisure Arena and Classic Club, as well as the surrounding area;
2. Guide land uses associated with development of the Classic Club Specific Plan Amendment 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. Expand the tourist commercial uses within the Project Site to generate substantial transient occupancy tax and sales tax revenues to the County;
5. Provide additional for rent housing to help the County and region meet their housing needs;
6. Develop a mixed-use project with world class residential, commercial, sports, entertainment, and hospitality components;



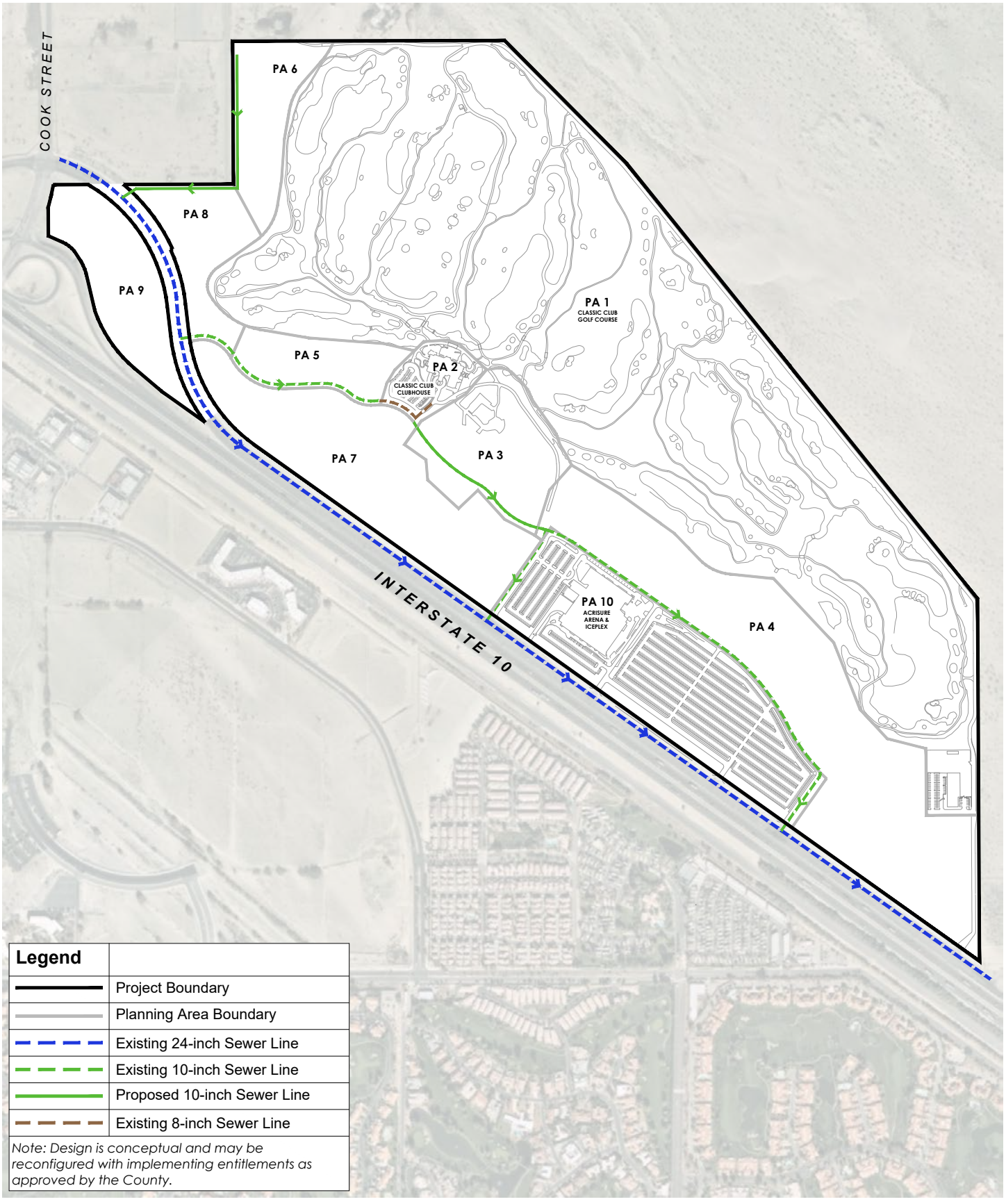
SOURCE: MSA Consulting, Inc.; 2023

FIGURE **21**

Meridian Consultants

Conceptual Water Plan

342-003-22



SOURCE: MSA Consulting, Inc.; 2023

FIGURE **22**

Meridian Consultants

Conceptual Sewer Plan

342-003-22

7. Develop a project that ensures the public health, safety, and welfare; and
8. Maintain the Planning Area boundaries, acreages, dwelling units/building square footage totals, land uses, and development standards in Planning Areas 6 and 7 without change.

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 (SP00343A03), General Plan Amendment (GPA230005), and Change of Zone (CZ2300013), 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, Addendum No. 1, this Addendum No. 2, 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

Project Case Type(s) and Number(s): SP00343A03, GPA230005, CZ2300013

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 12th Floor, Riverside, California, 92502

Contact Person: Gustavo Gomez

Telephone Number: (951) 955-5719

Applicant's Name: H.N. and Frances C. Berger Foundation

Applicant's Address: P.O. Box 13390, Palm Desert, CA 92255

Description of Project: A complete description can be found in **Section 2.0: Project Description** of this document. In summary, the proposed Project consists of, and is more particularly described in, Specific Plan Amendment SP00343A03. The Specific Plan Amendment would affect Planning Areas previously designated for development of other uses within the Specific Plan. The proposed Project would include a Specific Plan Amendment to rename the Specific Plan from "NorthStar" to "Classic Club" and redesign portions of the Specific Plan area with entertainment, hospitality, and food/beverage uses that respond to evolving market conditions presented by the newly operational Acrisure Arena on the 449.9 gross-acre Specific Plan area. The Specific Plan Amendment also combines and renumbers some Planning Areas to facilitate the new entertainment and hospitality focus of the Specific Plan area.

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 Coachella Valley Preserve (Preserve) to the east and northeast, Cook Street to the west, and Varner Road to the south. Interstate 10 (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 Specific Plan area.

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 proposed Classic Club Specific Plan Area is 449.9 acres.

Residential Acres:	**12.3**	**Lots:**	**N/A**	**Units:**	**1105[2]**	**Projected No. of Residents:**	
Commercial Acres:	16.2	**Units:**	N/A	**Sq. Ft. of Bldg. Area:**	75,000	**Est. No. of Employees:**	
Industrial Acres:	N/A	**Lots:**	N/A	**Sq. Ft. of Bldg. Area:**	N/A	**Est. No. of Employees:**	N/A
Other:	Commercial Tourist Mixed Use Open Space Recreation	**Acres:**	61.2 116.9 243.2	**Sq. Ft. of Bldg. Area:**	260,000 arena; 35,000 hockey training facility; 25,000 spa; 32,000 meeting rooms 891 hotel keys; 250,000 commercial; 400,000 mixed-use; 81,000 open space recreation golf clubhouse	**Est. No. of Employees:**	

Assessor's Parcel No(s): 695-100-12; 695-100-009; 695-001-014;6 95-100-010; 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 and west of the Preserve, and east of the Cook 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 Specific Plan No. 343 Area and the already developed and operating Classic Club Golf Course (Planning Area 1), golf clubhouse (Planning Area 2), and Acrisure Arena (Planning Area 10). The Project Site is relatively flat. The Classic Club Golf Course and maintenance building, the Classic Club Clubhouse, and the Acrisure Arena are the major land uses that have been constructed within the Specific Plan Area to date. Refer to *Section 2.1: Project Location and Setting*, for a detailed description of the Project Site's existing environmental setting and surrounding land uses.

[2] Of the up to 1,105 residential dwelling units proposed under the proposed Project, only 205 residential dwelling units would be within a very high density residential planning area (Planning Area 6). The remaining 900 residential dwelling units would be within mixed use planning areas (Planning Areas 4, 5, 7, and 8).

3.2 APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

General Plan Elements/Policies

1. **Land Use:** Pursuant to Policy LU 1.10 in the Land Use Element of the Riverside County General Plan, approval of SP00343A03 would be consistent with the General Plan Land Use Map and 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 Circulation Element of the Riverside County General Plan, and the WCVAP, 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 the proposed Project. The proposed Project would be consistent with, or otherwise would not conflict with, the Coachella Valley Multi-Species Habitat Conservation Plan (MSHCP). The proposed Project meets 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 all other applicable Safety Element policies.
5. **Noise:** The proposed Project meets all applicable policies from the Noise Element of the Riverside County General Plan. Consistent with the findings of EIR No. 470 and Addendum No. 1, the proposed Project would not exceed Riverside County noise standards.
6. **Housing:** Golf View Condominiums (550 dwelling units) were planned for the Project Site under the Approved Specific Plan No. 343. While the Project Applicant proposes to reduce the number of very high density residential dwelling units from 550 to 205 units, the proposed Project would increase the number of residential dwelling units by 405.[3] Project employees would come from very high-density residential areas and the existing employment pool within the County and would not result in a change in density of residential use already planned in the County. The proposed Project would not adversely impact the implementation of the goals or policies from the Housing Element of the Riverside County General Plan.
7. **Air Quality:** Consistent with the findings of EIR No. 470 and Addendum No. 1, the proposed Project would 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

[3] The number of allowed residential dwelling units under the Approved Specific Plan No. 343 is 970. However, EIR No. 470 did not include the Golf View Villas (54 units) and Resort Timeshare Units (216 units) in its analysis of residential dwelling units. Since EIR No. 470 only analyzed 700 residential dwelling units, this Addendum is analyzing an increase of 405 residential units to take a conservative approach and ensure that the worst-case scenario is analyzed.

consistent with all other applicable policies from the Air Quality Element of the Riverside County General Plan.

8. **Healthy Communities:** The proposed Project would not result in any localized air quality impacts affecting nearby sensitive receptors (e.g., residential and school uses). The proposed Project accommodates sidewalk connections and trails, in conformance with the WCVAP, 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 from the Healthy Communities Element of the Riverside County General Plan.

General Plan Area Plan(s): Western Coachella Valley Area Plan (WCVAP)

Foundation Component(s): Community Development

Land Use Designation(s): Specific Plan No. 343

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):** 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 Specific Plan Area. The proposed Project would include a Specific Plan Amendment to rename the Specific Plan from "NorthStar" to "Classic Club" and repurpose portions of the Specific Plan area with entertainment, hospitality and food/beverage uses that respond to evolving market conditions presented by the newly operational Acrisure Arena on the 449.9 gross acre Specific Plan Area. The Specific Plan Amendment also combines and renumbers some Planning Areas to facilitate the new entertainment and hospitality focus of the Specific Plan Area.

Existing Zoning: SP-343 NorthStar Specific Plan

Proposed Zoning, if any: SP-343 Classic Club Specific Plan

Adjacent and Surrounding Zoning: Service Industry and Planned Residential in the City of Palm Desert to the south situated across I-10**.**

3.3 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked (X) in the following table 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	☐ Hazards & Hazardous Materials	☐ Recreation
☐ Agriculture & Forest Resources	☐ Hydrology/Water Quality	☐ Transportation/Traffic
☐ Air Quality	☐ Land Use/Planning	☐ Utilities/Service Systems
☐ Biological Resources	☐ Mineral Resources	☐ Other:
☐ Cultural Resources	☐ Noise	☐ Other:
☐ Geology/Soils	☐ Population/Housing	☐ Mandatory Findings of Significance
☐ Greenhouse Gas Emissions	☐ Public Services	

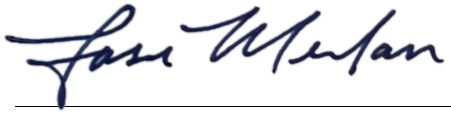
3.4 DETERMINATION

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

2/13/25

Date

Jose L. Merlan

Printed Name

4.0 ENVIRONMENTAL ANALYSIS

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

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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?	☐	☐	☐	☒

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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?	☐	☐	☐	☒

EIR No. 470 & Addendum No. 1 Findings:

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 No. 343 elements would continue to offer views of the golf course, which opened in 2006, and 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 Specific Plan No. 343 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 that Specific Plan No. 343 would provide a comprehensive, aesthetically pleasing design character of the Specific Plan No. 343 Area along the entire length of the freeway. The architectural elements were integrated into the general Mediterranean vernacular of the Specific Plan No. 343 Area. EIR No. 470 also noted the buildings would be multistory, reaching 75 feet in height. The Approved Specific Plan No. 343 allows a maximum height of 100 feet within Planning Area 5, Timeshare Units. The NorthStar project was proposed to be extensively landscaped with desert and drought tolerant plants along the entire I-10/Varner Road frontage and

throughout the Specific Plan No. 343 Area. EIR No. 470 stated views through the Specific Plan No. 343 Area to the golf course and property to the north would be provided at strategic intervals. And 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 No. 343 would not result in adverse effects to the I-10 scenic corridor.

In Addendum No. 1, the Acrisure Arena building was originally proposed at 58 feet in height, signs (Freeway Sign, two Monument Signs, and other building signage) and a pedestrian walkway cover along the northeastern boundary of Planning Area 10 would be visible along the I-10 scenic highway corridor. However, these elements were designed to integrate into the overall Approved Specific Plan No. 343 project. Addendum No. 1 stated the Acrisure Arena, as a commercial use, would be 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 Specific Plan No. 343 Area. Additionally, the Adopted Specific Plan applied the standards from Specific Plan Zoning Ordinance Section 9.4 (C-1/C-P Zone) of *Ordinance No. 348*, which results in a maximum building or structure height of 70 feet in the Arena planning area (Planning Area 11 in the Adopted Specific Plan). Addendum No. 1 determined that new power poles proposed north of the existing end of Cook Street necessary to power the Acrisure Arena would not introduce a new visual element into this area and, for this reason, would not substantially affect the visual character of the area. Addendum No. 1 concluded the project would adhere to the mitigation measure identified in EIR No. 470 to reduce impacts to visual resources and impacts would be less than significant as identified in EIR No. 470. Addendum No. 1 determined no new information, changed circumstances, or more severe impacts would occur with implementation of the project.

a. Would the project have a substantial adverse effect upon a scenic highway corridor within which it is located?

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 Approved Specific Plan No. 343 site that, with the exercise of reasonable diligence, information about the potential effect of the Approved Specific Plan No. 343 project to aesthetics was readily available to the public.

State scenic highway corridor designations in the surrounding area have not changed since the completion of EIR No. 470. The closest designated State scenic highway remains State Route 74, located approximately 4.8 miles south of the Project Site. The nearest County eligible highway remains I-10, located south of the Project Site beyond Varner Road.[4]

No substantially increased significant effects would occur with implementation of the proposed Classic Club Specific Plan Amendment. The Approved Specific Plan No. 343 currently permits business park and retail commercial uses along Varner Road, and maximum building heights of 100 feet in Planning Areas 3 and 5; 75 feet in Planning Areas 1, 2, 4, 6, and 9; 60 feet in Planning Area 7; and 50 feet in Planning Areas 8 and 10. As discussed previously, the Adopted Specific Plan applies standards from the Specific Plan Zoning Ordinance, Section 9.4 (C-1/C-P Zone) of *Ordinance No. 348*, resulting in a maximum building or structure height of 70 feet in Planning Area 11. The proposed Classic Club Specific Plan Amendment would permit mixed use, commercial tourist, and commercial retail uses along Varner Road. Additionally, the proposed Classic Club Specific Plan Amendment would allow a maximum building height of 70 feet in Planning Area 10 utilizing standards from the Specific Plan Zoning Ordinance, Section 9.4 (C-1/C-P Zone) of *Ordinance No. 348*, which is currently developed (Acrisure Arena and IcePlex), similar to the Adopted Specific Plan. The maximum building height allowed in Planning Areas 1, 2, 4, 6, 7, 8, and 9 would be 75 feet. The maximum building height allowed in Planning areas 3 and 5, which are set further back from I-10 on Project Site, would be 100 feet. The proposed Classic Club Specific Plan Amendment elements would continue to offer views of the hills to the north along the scenic highway corridor, I-10. Additionally, the Western Coachella Valley Area Plan (WCVAP) regulates the type of signage within a scenic corridor, such as I-10. WCVAP Policy 15.4 prohibits the use of single support free-standing signs for on-site advertising for premises adjacent to the right-of-way of scenic corridors. A sign affixed to buildings, a free-standing monument sign, or a free-standing sheathed-support sign, which has minimal impact on the scenic setting, shall be utilized for on-site advertising purposes along I-10.[5] Signage for the proposed Project would be in

4 Riverside County General Plan, "Chapter 4: Circulation Element," Figure C-8: Scenic Highways. https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-2019-elements-Ch04-Circulation-072720v2.pdf. Accessed September 2023.

5 Riverside County, Western Coachella Valley Area Plan (WCVAP), Revised September 28, 2021. https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-GPA-2022-Compiled-WCVAP-4-2022-rev.pdf. Accessed October 2023.

compliance with WCVAP Policy 15.4 and, therefore, would not have a substantial adverse effect upon scenic corridor I-10. No new impacts would occur with implementation of the proposed Project.

The Specific Plan No. 343 Area 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 Acrisure Arena and golf course to the north on the Project Site; residential and commercial uses to the south across I-10; and the Indio Hills, I-10, the San Jacinto Mountains, and the Santa Rosa Mountains to the north. The proposed Classic Club Specific Plan Amendment would utilize "California Desert Modern," an eclectic mix of architectural styles, drawing inspiration from traditional and regional architecture, such as Spanish Colonial and Mediterranean Revival architecture, which is blended with abstract modern, contemporary design elements that are influenced by natural desert landscapes. Cornerstones of this style include neutral, earthtone colors, textures and materials which are widely used in the California desert region. Appropriate building materials include stucco, smooth block, granite, and marble, and should complement the materials used on adjacent buildings. Accent materials may include any of the following: wood, glass, glass block, tile, brick, concrete, stone, copper, cloth awnings, painted metal, and wrought iron. Light desert earth tones are encouraged, and soft tones ranging from white to light pastels are preferred. Acceptable roof materials include clay shingle tile, concrete shingle tile, Mission tile and other tile-like designs, copper, and painted metal. These proposed architectural elements and building materials would be consistent with the existing Acrisure Arena and the existing surrounding buildings, and would remain consistent with those outlined in Approved Specific Plan No. 343. No new impacts related to scenic resources or existing visual character would occur with implementation of the proposed Project.

Accordingly, impacts would be less than significant, and 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 and Addendum No. 1.

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 for proposed development constructed within the Specific Plan No. 343 Area.

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.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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?	☐	☐	☐	☒

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 & Addendum No. 1 Findings:

Impacts related to the Special Lighting Area for the Mt. Palomar Observatory, protected through Riverside County *Ordinance No. 655*, were 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 Approved Specific Plan No. 343 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.

Addendum No. 1 stated the Acrisure Arena would utilize all LED lighting designed to meet current County Code requirements. A lighting study to assess the potential lighting impacts from the LED display panels of the Monument Signs and Freeway Sign determined these proposed signs would be in conformance with applicable standards. Addendum No. 1 stated while these new light sources would contribute to the nighttime light levels in the area, the Acrisure Arena would be required to incorporate, through the standard plan check process and implementation of the EIR No. 470 mitigation measure, the lighting requirements for Zone B as set forth in Riverside County *Ordinance No. 655*. Addendum No. 1 concluded impacts would be reduced to less than significant. Addendum No. 1 determined no new or substantially increased significant effects would result from the Acrisure Arena with respect to the nighttime light levels.

No Substantial Change from Previous Analysis:

The proposed Classic Club Specific Plan Amendment exterior lighting would be designed to minimize glare and light spillage. The existing Acrisure Arena utilizes all LED lighting designed to meet County Code requirements.[6] Flood lighting and improperly shielded lighting would be prohibited. Illumination of activity areas and walkways would be subtle, directed downward and of the minimum brightness necessary for safe movement along paths, stairways, and courtyards. Outdoor lighting, other than street lighting, would be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets. Illuminated street address lighting fixtures shall be installed on the front yard side of each dwelling to facilitate location of the street address numbers for safety and public convenience, and to compensate for dark sky lighting considerations. "Night skies" provisions such as lower lighting levels, backlit addresses and street signs, and other indirect lighting methods would be required.

While these new light sources would contribute to the nighttime light levels in the area, similar to the Approved Specific Plan analyzed in EIR No. 470, the proposed Classic Club Specific Plan Amendment 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*. With compliance with these lighting requirements, impacts would be less than significant. No new or substantially increased significant effects would result from the proposed Classic Club Specific Plan Amendment with respect to the nighttime light levels.

Accordingly, impacts would be less than significant, and 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 and Addendum No. 1.

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 for proposed development constructed within the Specific Plan No. 343 Area.

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.

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6 A lighting study was conducted prior to the development of the Acrisure Arena to determine potential lighting impacts from the Monument Signs and Freeway Sign, which determined these signs would be in conformance with applicable standards.

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
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?	☐	☐	☐	☒

EIR No. 470 & Addendum No. 1 Findings:

EIR No. 470 stated the entire project would have lighting around buildings, parking lots, signs, walkways, and streets but 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.

Addendum No. 1 stated exterior lighting for the Acrisure Arena would include parking lot lighting, plaza lighting, façade lighting, and signage. A lighting study to assess the potential lighting impacts from the LED display panels of the Monument Signs and Freeway Sign determined these proposed signs would be in conformance with applicable standards. Addendum No. 1 stated while these new light sources would contribute to the nighttime light levels in the area, the Acrisure Arena would utilize all LED lighting designed to meet current code and municipal requirements to ensure the Arena project would not create a new source of substantial light or glare, nor expose the residential properties to the northwest and south. In addition, Addendum No. 1 stated the Acrisure Arena would adhere to the same mitigation measure listed in EIR No. 470 to reduce impacts related to light and glare. Thus, Addendum No. 1 concluded 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 Acrisure Arena.

b. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

c. Would the project expose residential property to unacceptable light levels?

No Substantial Change from Previous Analysis:

Existing light sources in the vicinity of the Specific Plan No. 343 Area include existing commercial and residential uses, and lighting along local roadways, including I-10 and the existing Acrisure Arena on the Project Site. The Acrisure Arena utilizes all LED lighting designed to meet County Code requirements.

As discussed above, the exterior lighting for the proposed Classic Club Specific Plan Amendment would be designed to minimize glare and light spillage. Flood lighting and improperly shielded lighting would be prohibited. Illumination of activity areas and walkways would be subtle, directed downward and of the minimum brightness necessary for safe movement along paths, stairways, and courtyards. Outdoor lighting, other than street lighting, would be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets. Illuminated street address lighting fixtures would be installed on the front yard side of each dwelling to facilitate location of the street address numbers for safety and public convenience and to compensate for dark sky lighting considerations. The proposed Project would comply with the "Night skies" provisions such as lower lighting levels, backlit addresses and street signs, and other indirect lighting methods.

While the proposed Classic Club Specific Plan Amendment would add new sources of lighting to the Specific Plan No. 343 Area, most of the same uses are already permitted in the Approved Specific Plan No. 343, and the proposed Project would adhere to the same mitigation measure listed in EIR No. 470 to reduce impacts related to light and glare and would not add more sources of lighting than what was allowed in the Approved Specific Plan. 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.

Accordingly, impacts would be less than significant, and 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 and Addendum No. 1.

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 for proposed development constructed within the Specific Plan No. 343 Area.

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

	New Significant Impact	*More Severe Impacts*	*New Ability to Substantially Reduce Significant Impact*	*No Substantial Change from Previous Analysis*
4. Agriculture				
*Would **the project:***				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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 & Addendum No. 1 Findings:

EIR No. 470 identified that although the Specific Plan No. 343 Area was previously used for farming, it has been fallow 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.

Addendum No. 1 identified the Acrisure Arena site as not zoned for agricultural use but listed as Farmland of Local Importance. However, Addendum No. 1 determined the development of the Acrisure Arena would not result in the conversion of farmland. Thus, Addendum No. 1 concluded the Acrisure Arena 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 previously identified impacts.

No Substantial Change from Previous Analysis:

The California Department of Conservation does not identify the Project Site as Important Farmland. Planning Area 1 is designated as Urban and Built-up Land, which is land that is occupied by structures with a building density of at least 1 unit per 1.5 acres. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. Planning Areas 2-10 are designated as Farmland of Local Importance, which is land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.[7] However, as noted above, this area has been identified and designated by the County for development since 1981; it is not zoned as farmland under the Approved Specific Plan, and no active farming or land zoned for farming exists on or near the site. The proposed Project includes the following (1) renaming the Specific Plan from “North Star” to “Classic Club”; (2) combining Planning Areas 4, 6B, 8 into one Planning Area (Planning Area 4) and replacing the industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena; (3) allowing for multi-family residential and hospitality uses in Planning Area 5; (4) removing office uses and replacing with hospitality and multi-family residential uses in Planning Area 9; and (5) expanding allowable uses to include retail, hotels, convenience stores, and markets in Planning Area 10. It will also allow for minor boundary adjustments between Planning Area 1 and Planning Area 4 and a boundary adjustment between Planning Area 1 and Planning Area 3. Therefore, the proposed Project would not result in the conversion of farmland, similar to the Approved Specific Plan analyzed in EIR No. 470. 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 previously identified impacts.

Accordingly, impacts would be less than significant, and 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 and Addendum No. 1.

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7 California Department of Conservation. “Important Farmland Finder.” https://maps.conservation.ca.gov/DLRP/CIFF/, accessed July 2023.