

5.0 CLARIFICATIONS AND REVISIONS

Revisions and clarifications have been made to the Final Recirculated Plan and Final Recirculated EIR/Supplemental Final EIS. These changes include errata and changes made based on input received during the public review period of the Recirculated Draft EIR/Supplemental Final EIS and the responses to comments on the Recirculated Draft EIR/Supplemental Final EIS.

This clarification and revision section follows the organization of the MSHCP document.

The underlined text represents new text; text lined out indicates deleted text.

**VOLUME I: FINAL RECIRCULATED PLAN
CLARIFICATIONS AND REVISIONS**

Section 4:

- Revise Table 4-80 on page 4-116 of the Plan as follows:

***Table 4-80: General Plan Land Use Designations'
(Non-conserved lands only) East Indio Hills Conservation Area***

<i>General Plan Designation (Map symbol) - Riverside County</i>	<i>% of Private Non-conserved Land in Conservation Area</i>	<i>Building Intensity Range</i>
Open Space Conservation (OS-C)	2%	Protection of open space – natural hazards and resources
Open Space Rural (OS-RUR)	46%	1 unit per 20 acres
Open Space Water (OS-W)	37%	Bodies of water, floodplains, and natural or artificial drainage corridors
Estate Density Residential (EDR)	9%	1 unit per 10 acres
Open Space Recreation (OS-R)	6%	Active and passive recreational uses
TOTAL	100%	
<i>General Plan Designation (Map symbol) - City of Indio</i>	<i>% of Private Non-conserved Land in Conservation Area</i>	<i>Building Intensity Range</i>
Open Space (OS)	3%	1 unit per 20 acres
Residential Low (RL)	69%	Up to 5 units per acre
Public (P)	28%	Public facilities
TOTAL	100%	
<i>General Plan Designation (Map symbol) - City of Coachella</i>	<i>% of Private Non-conserved Land in Conservation Area</i>	<i>Building Intensity Range</i>
Open Space (OS)	<u>70%</u>	
Residential Low (RL)	<u>27%</u>	<u>0 to 6 units per acre</u>
Entertainment Commercial (CE)	<u>3%</u>	<u>14 units per acre</u>
TOTAL	100%	

⁷ Based on ~~2003~~ most current general plan designations and ~~2003~~ 2005 parcel data.

Section 7:

- As described in response to Comment E-3 in Section 4 of this Responses to Comments document, revise Bullet 4a on page 7-36 of the Plan as follows:

CVCC shall be responsible for ensuring conservation of acreages as described in Section 4.3.7 and identified in Tables 4-42d and 4-42e for the ~~proposed Covered Facility~~ Special Provisions Area.

**VOLUME III: FINAL RECIRCULATED EIR/SUPPLEMENTAL FINAL EIS
CLARIFICATIONS AND REVISIONS**

Section 4.8:

- Revise page 4.8-7 of the EIR/EIS as follows:

**TABLE 4-9
Acreage and Potential Cash Flow at Buildout of
Developable Conservation Lands by Jurisdiction**

Jurisdiction	Acreage in Conservation*	Buildout Cash Flow
Cathedral City	952.8	-\$561,473
Coachella	299.46 316.16	-\$295,301
Desert Hot Springs	1,893.44	-\$594,615
Indian Wells	180.13	-\$28,714
Indio	89.32	-\$77,096
La Quinta	426.33	-\$1,438,458
Palm Desert	134.2	-\$240,424
Palm Springs	5,483.06	\$706,686
Rancho Mirage	364.2	-\$52,536
Riverside County	153,270.79	\$22,100,100

*Does not include lands designated either open space or public/quasi-public.

- Revise page 4.8-9 of the EIR/EIS as follows:

Coachella

Table 4-11 illustrates that ~~no~~ 2.27 acres of commercial ~~or~~ and no industrial lands would be included in Conservation Areas, and approximately 300 acres, or 12%, of very low density residential lands and approximately 17 acres, or 1%, of low density residential lands are conserved. The 2.27 acres of commercial land included in Conservation Areas is less than 1% of total commercial lands (3,759.72 acres) in the City of Coachella. If the Very Low Density Residential land use category develops at 75% of total densities, up to 3,488 residential units could be constructed within this designation outside Conservation Areas, and the potential for 449 units would be on lands included in the Conservation

Areas. Approximately 6,086 acres of developable lands are still available for residential development in the City, with development potential for over 25,000 units at buildout of the City. Should all lands be conserved, the 449 units that might not be developed would represent 1.8% of the total potential housing stock in the City at buildout.

- Revise Table 4-11 on page 4.8-10 of the EIR/EIS as follows:

TABLE 4-11
City of Coachella Land Uses within and outside Conservation Areas

Land Use	Developable Lands in Conservation Area (Acres)	Developable Lands Outside Conservation Area (Acres)	Total Lands
(AG) Agriculture	0.00	154.97	154.97
(RVL) Very Low Density Res (0 -2 du/ac)	299.46	2,325.44	2,624.90
(RL) Low Density Res (0 – 8 du/ac)	0.00 <u>16.70</u>	3,352.03	3,352.03 <u>3,368.73</u>
(RM) Medium Density Res (0 – 10 du/ac)	0.00	222.67	<u>222.67</u>
(RH) High Density Res (0 – 20 du/ac)	0.00	31.04	31.04
Agricultural and Residential Subtotal	299.46 <u>316.16</u>	6,086.16	6,385.62 <u>6,402.31</u>
(CE) Entertainment Commercial	0.00 <u>2.27</u>	3,296.05	3,296.05 <u>3,298.32</u>
(CG) General Commercial	0.00	461.40	461.40
Commercial Subtotal	0.00 <u>2.27</u>	3,757.45	3,757.45 <u>3,759.72</u>
(IH) Heavy Industrial	0.00	1,339.92	1,339.92
(IL) Light Industrial	0.00	1,977.22	1,977.22
Industrial Subtotal	0.00	3,317.14	3,317.14
Totals	299.46 <u>318.43</u>	13,160.74	13,460.20 <u>13,479.17</u>

- Revise Table 4-20 on page 4.8-20 of the EIR/EIS as follows:

TABLE 4-20
Potential Impacts to Residential Lands in the Plan Area

City	Developable Lands	Developable Lands	Total
	In Conservation	Outside Conservation	Residential
	Area (acres)	Area (acres)	Lands (acres)
Cathedral City	866.73	1,060.53	1,927.26
Coachella	299.46 <u>316.16</u>	6,086.16	6,385.62 <u>6,402.31</u>
Desert Hot Springs	1,374.08	4,993.89	6,367.98
Indian Wells	1.32	670.01	671.33
Indio	89.32	8,695.16	8,784.48
La Quinta	426.33	2,574.92	3,001.25
Palm Desert	133.63	1,465.34	1,598.97
Palm Springs	5,374.27	1,730.05	7,104.32
Rancho Mirage	364.20	1,294.42	1,658.62
Riverside County	152,560.73	82,734.08	235,294.81
TOTAL	161,490.08 <u>161,506.77</u>	111,304.56	272,794.64 <u>272,811.33</u>

- Revise Table 4-21 on page 4.8-21 of the EIR/EIS as follows:

TABLE 4-21
Potential Impacts to Commercial Lands in the Plan Area

City	Developable Lands In Conservation Area (acres)	Developable Lands Outside Conservation Area (acres)	Total Commercial Lands (acres)
Cathedral City	0.00	288.22	288.22
Coachella	0.00 <u>2.27</u>	3,757.45	3,757.45 <u>3,759.72</u>
Desert Hot Springs *	0.00	363.75	363.75
Indian Wells	0.00	284.88	284.88
Indio	0.00	944.18	944.18
La Quinta	0.00	730.52	730.52
Palm Desert	0.57	84.10	84.67
Palm Springs	0.00	303.40	303.40
Rancho Mirage	0.00	227.77	227.77
Riverside County	69.16	1,313.68	1,382.84
TOTAL	69.73 <u>72.00</u>	8,297.95	8,367.68 <u>8,369.95</u>

- There are 8.69 acres of developable lands designated as C-G within the City of Desert Hot Springs (which is not a Permittee to the Plan) in Conservation Areas; however, these lands have been permitted and are therefore not included in this table.
- Revise third paragraph under **E. Impacts to Employment** on page 4.8-24 of the EIR/EIS as follows:

Lands designated for commercial and industrial development have the potential to directly generate employment in the Plan Area. As shown in *Table 4-21*, of the ~~8,367.68~~ 8,369.95 acres of land with potential for commercial development in the Plan Area, approximately ~~70~~ 72 acres (or approximately 1%) occur in Conservation Areas. The commercial lands within Conservation Areas represent less than 1% of the total lands. The loss in potential employment could be expected to be equivalent to the loss in leasable retail space.

Section 9:

- Revise Table 9-1 on page 9-6 of the EIR/EIS as follows:

TABLE 9-1
Developable Status of Residential Lands in the Planning Area

City	Developable Lands In Conservation Area (acres)	Developable Lands Outside Conservation Area (acres)	Total Residential Lands (acres)
Cathedral City	866.73	1,060.53	1,927.26
Coachella	299.46 316.16	6,086.16	6,385.62 6,402.31
Desert Hot Springs *	1,374.08	4,993.89	6,367.98
Indian Wells	1.32	670.01	671.33
Indio	89.32	8,695.16	8,784.48
La Quinta	426.33	2,574.92	3,001.25
Palm Desert	133.63	1,465.34	1,598.97
Palm Springs	5,374.27	1,730.05	7,104.32
Rancho Mirage	364.20	1,294.42	1,658.62
Riverside County	152,560.73	82,734.08	235,294.81
TOTAL	161,490.08 161,506.77	111,304.56	272,794.64 272,811.33

* For Desert Hot Springs lands, this refers to lands within existing public lands within the City of Desert Hot Springs and lands within the Morongo Wash Special Provisions Area.

- Revise Table 9-2 on page 9-7 of the EIR/EIS as follows:

TABLE 9-2
Developable Status of Commercial Lands in the Planning Area

City	Developable Lands In Conservation Area (acres)	Developable Lands Outside Conservation Area (acres)	Total Commercial Lands (acres)
Cathedral City	0.00	288.22	288.22
Coachella	0.00 <u>2.27</u>	3,757.45	3,757.45 <u>3,759.72</u>
Desert Hot Springs *	0.00	363.75	363.75
Indian Wells	0.00	284.88	284.88
Indio	0.00	944.18	944.18
La Quinta	0.00	730.52	730.52
Palm Desert	0.57	84.10	84.67
Palm Springs	0.00	303.40	303.40
Rancho Mirage	0.00	227.77	227.77
Riverside County	69.16	1,313.68	1,382.84
TOTAL	69.73 <u>72.00</u>	8,297.95	8,367.68 <u>8,369.95</u>

* For Desert Hot Springs lands, this refers to lands within existing public lands within the City of Desert Hot Springs and lands within the Morongo Wash Special Provisions Area. There are 8.69 acres of developable lands designated as C-G within the City of Desert Hot Springs (which is not a Permittee to the Plan) in Conservation Areas; however, these lands have been permitted and are therefore not included in this table.

**VOLUME IV: APPENDICES TO THE FINAL RECIRCULATED PLAN
CLARIFICATIONS AND REVISIONS**

Appendix I:

- Revise Item 1 of the Conservation Objectives for Upper Mission Creek/Big Morongo Canyon Conservation Area on page A1-183 of the Plan as follows:

In total, ~~11,037 acres~~ 10,810 acres of the Upper Mission Creek/Big Morongo Canyon Conservation Area shall be conserved.